

# williams estates



**48 Post Office Lane, Denbigh,  
Denbighshire, LL16 3UN**

**£185,000**

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**EPC - D64 Council Tax Band - D Tenure - Freehold**

# Post Office Lane, Denbigh

## 4 Bedrooms - House - Semi-Detached

NO ONWARD CHAIN - An attractive semi detached good size family house, which is located conveniently to the town centre, local schools and leisure centre. The accommodation briefly comprises of two reception rooms, utility room, fabulous kitchen/breakfast room, four bedrooms, master with en suite and family bathroom. To the front of the property there are timber double gates and a pedestrian gate which open onto a large off street parking area with outside storage. EPC Rating D64.

### Accommodation

A uPVC door leads into the:

### Entrance Hall

With radiator, stairs and accommodation off.

### Living Room

16'8" x 13'5"

Having double radiator, power points, TV point, wall mounted cupboard housing the electric meter and trip switches, coal effect fitted gas fire on a raised hearth and uPVC double glazed windows to the front and side.

### Dining Room

11'11" x 11'10"

With coved ceiling, double radiator, power points, and uPVC double glazed window to the side.

### Utility room

10'2" x 9'8"

With worktop, plumbing for washing machine, double base unit, stainless steel sink, power points, wall mounted gas combination boiler and vent for tumble dryer.

### Store room off

12'2" x 7'6"

With quarry tiled floor, power points and shelving.

### Kitchen

18'2" x 13'10"

Having a range of wall, drawer and base units with surfaces over, Range cooker with double oven and five ring hob, wide stainless steel extractor over with stainless steel back, plumbing for dishwasher, 1 1/2 bowl sink with mixer tap, tiled splash backs, power points, double radiator, laminate floor, halogen lighting, two uPVC double glazed windows to the rear and uPVC double glazed window to the front.

### Landing

With double glazed velux roof window, power points and storage cupboard with shelving.

### Bedroom One

16'11" x 14'4"

With double radiator, power points, halogen lighting and a large walk in wardrobe with shelving, uPVC double glazed window to the rear and uPVC double glazed window to the front.

### En suite

Having corner shower enclosure, pedestal wash basin, double radiator, halogen lighting and uPVC double glazed window to the front.

### Bedroom Two

16'7" x 11'8" max

With double radiator, built in wardrobes, power points and uPVC double glazed window to the front.

### Bedroom Three

13'5" x 9'3"

With double radiator, power points and uPVC double glazed window to the front.

### Bedroom Four

10'2" x 9'5"

With double radiator, power points and uPVC double glazed window to the side.

### Bathroom

Having corner bath with mixer tap, floor to ceiling tiling, w.c., wash basin in vanity unit, double radiator, tiled floor and halogen lighting.

### Outside

To the front of the property there are timber double gates and a pedestrian gate which open onto a large off street parking area. There is an outbuilding and an additional outside store room and WC.

The front area is a great space for Al-Fresco

dining with a sunny aspect.  
Ideal business opportunity with the separate  
garage would could be great for conversion.





Total area: approx. 167.8 sq. metres (1805.9 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.