



**Fairyburn Rhyl Road, Denbigh,  
Denbighshire, LL16 3DS**

**£249,950**



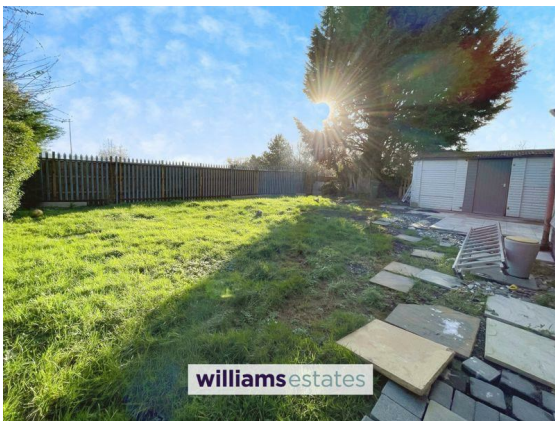
**EPC - null    Council Tax Band - C    Tenure - Freehold**



# Rhyl Road, Denbigh

## 3 Bedrooms - House - Semi-Detached

No Onward Chain!! ... A spacious three bedroomed semi-detached house situated in a favoured and sought after residential location, close to local schools & within a short walking distance of local amenities. Accommodation briefly affords two reception rooms, fitted kitchen, utility and downstairs W.C, three bedrooms to the first floor and bathroom. Further benefits include gas central heating, double glazing, ample off road parking and garden to the rear. Viewing recommended. EPC Rating D 64.



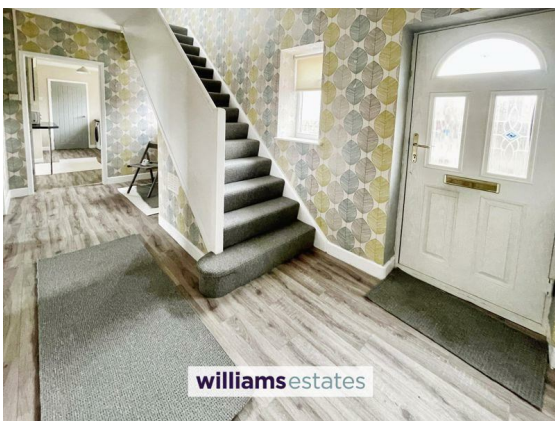
### Description

The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network.

Denbigh is a picturesque market town and one of the most historic towns in North Wales, with a lively art scene and a fine range of independent shops, cafés, pubs and restaurants.

Attractions in the town include Denbigh Library, Denbigh Castle and the castle walls, museums, Theatr Twm o'r Nant and medieval parish church St Marcella's.

Denbigh Cricket Club is one of the oldest cricket clubs in Wales having been established in 1844.



### Accommodation

uPVC double glazed door with glass panel leads into:

#### Entrance Hall

A spacious hallway with stairs and accommodation off.

#### Living Room

13'8" x 12'0" (4.17 x 3.66)

Feature inglenook fireplace with space for log burner, radiator, power points and double glazed window to the rear.

#### Sitting Room

11'10" x 10'11" (3.61 x 3.33)

Feature inglenook fireplace with space for log burner, radiator, power points and double glazed window to the rear.



#### Kitchen

14'7" x 7'2" (4.45 x 2.18)

Offering a range of wall, drawer and base units with worktops over, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, void for cooker, tiled splashback, radiator, power points, storage cupboard/ pantry, dual aspect double glazed windows to the front and timber door leads into:

## Rear Porch

With tiled flooring. Two timber doors off

## Utility room

6'6" x 3'1" (1.98 x 0.94)

With plumbing for a washing machine, gas central heating boiler, power points and tiled flooring.

## Downstairs W.C

4'11" x 2'7" (1.50 x 0.79)

With W.C and window to the rear elevation.

## Landing

With loft access hatch, power point, double glazed window to the front elevation and accommodation off.

## Bedroom One

10'11" x 10'4" (3.33 x 3.15)

Having radiator, power points and double glazed window to the rear offering views.

## Bedroom Two

11'3" x 9'9" (3.43 x 2.97)

With power points, radiator and double glazed window to the rear elevation.

## Bedroom Three

7'10" x 6'10" (2.39 x 2.08)

With power points and double glazed window to the front elevation.

## Bathroom

8'3" x 5'11" (2.51 x 1.80)

A white suite with low flush W.C, wash basin, panelled bath, part tiled walls, heated towel rail, extractor fan and double glazed window to the side elevation.

## Outside

The property is approached by a larger than average driveway offering ample off street parking for at least six cars. Also having gas and electric meters.

Timber gate to the side of the property which leads to the rear garden.

The rear garden is mainly laid to lawn, bounded by hedging and fencing for privacy.

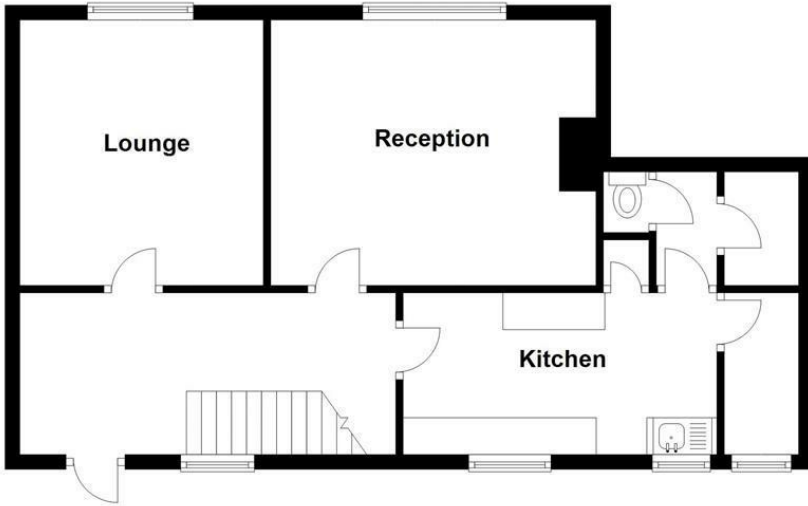
## Directions

Proceed from Denbigh office, left onto Vale Street. At the traffic lights turn left onto Rhyl Road. Pass the Tyre Garage on the right and Fairyburn is on the right opposite Capel y Fron.



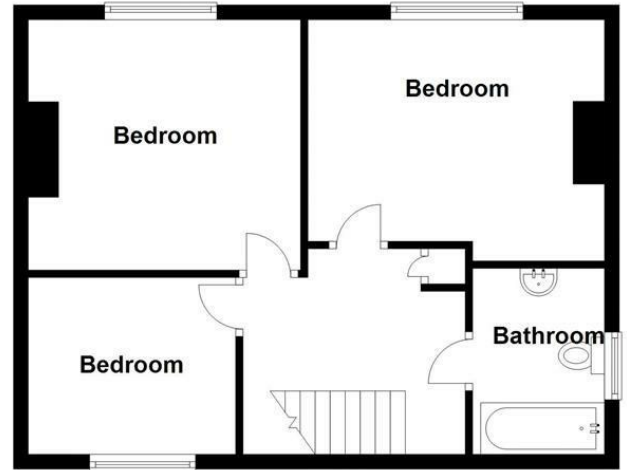
### Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



### First Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 102.8 sq. metres (1107.0 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>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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.