



## Green Acres The Green, Denbigh, Denbighshire, LL16 4UB

**£280,000**

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**EPC - D55**

**Council Tax Band - D**

**Tenure - Freehold**

# The Green, Denbigh

## 3 Bedrooms - Bungalow - Detached

Video Tour Available... A detached bungalow situated on the favourable 'The Green' Denbigh. Green Acres boasts potential and occupies a spacious plot, surrounded by the open countryside and beautiful views over the Clwydian range. Comprising of three bedrooms, lounge, dining room, kitchen, conservatory and bathroom. Further benefits include double glazed windows throughout together with oil fired central heating, large gardens around and ample off road parking. Viewing is highly recommended. EPC Rating D55.



### Description

Located in The Green a short drive to Denbigh town and having close access onto the A55 providing links to Llandudno and Chester.

Green Acres offers a spacious plot with scope for extending, subject to planning, large lawn gardens around and beautiful countryside views.

### Accommodation

Double glazed door leads into:

#### Entrance Porch

2'10" x 3'5"

With quarry tiled flooring and door off into;

#### Hallway

With radiator, power points, storage cupboard, loft access hatch and accommodation off.

#### Living Room

17'0" x 12'6"

A spacious lounge with electric fire, radiator, power points and uPVC window to the front and side.

#### Dining Room

11'8" x 8'8"

Having radiator, power points, storage cupboard and uPVC window to the side elevation.

#### Kitchen

11'8" x 8'8"

Offering a range of wall, drawer and base units with work surfaces over, tiled to half, radiator, power points, uPVC window to the side and further single glazed window overlooks the conservatory.

#### Conservatory

14'1" x 7'10"

uPVC constructed with radiator, power points and uPVC doors lead out to the side and rear elevation.

#### Bedroom One

11'9" x 11'10"

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



## Bedroom Two

10'9" x 9'4"

With radiator, power points, storage cupboard and uPVC window to the rear.

## Bedroom Three

7'4" x 6'11"

Having radiator, power points and uPVC window to the side.

## Bathroom

10'4" x 6'2"

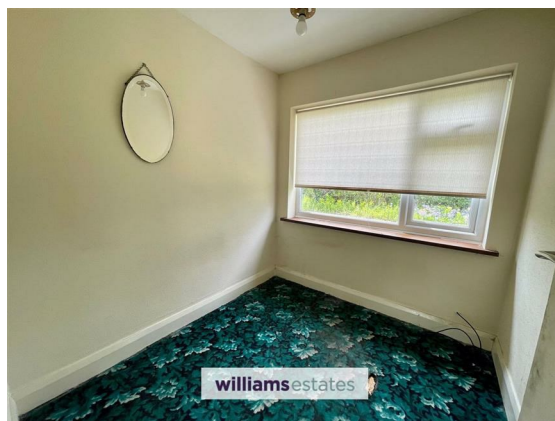
A white suite with low flush W.C, pedestal wash basin, double shower enclosure, tiled to half, radiator and uPVC obscure window to the rear.

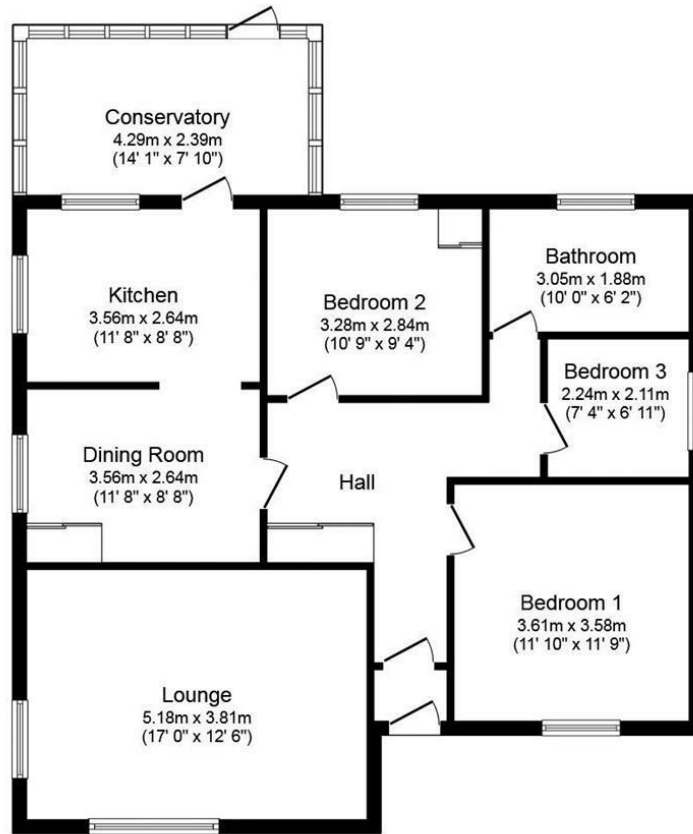
## Outside

The property is approached via a single full length gate which opens onto a driveway for ample off road parking. The garden surrounding is mainly laid to lawn, bounded by shrubs, hedging and trees for privacy. Paved patio to the rear and timber shed.

## Directions

From our Denbigh office head down Vale Street and turn left at the lights onto Rhyl Road. Continue on Rhyl Road and take the 2nd exit at the main roundabout towards The Green. In approx 0.2 miles take the right turning which is signposted for Tremeirchion, go along and over the bridge and the property can be found on your right hand side by way of our For Sale board.





**Floor Plan**

Total floor area 97.4 sq.m. (1,049 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>55</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<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.