

**7 Lon Tywysog, Denbigh, Denbighshire,
LL16 4AA**

£290,000



EPC - null

Council Tax Band - E

Tenure - Freehold

Lon Tywysog, Denbigh

3 Bedrooms - House - Detached

No Onward Chain! - A three bedroomed detached family home! Situated within a much favoured residential location of Denbigh. Sat on a corner plot, the property offers gardens to the front and rear and additionally benefitting off-street parking and a detached garage. Denbigh offers many local amenities including local shops, cafes, schools and Leisure Centre. Requiring internal modernisation, the property lends itself to being an ideal family home! EPC Rating C73.



Description

A three bedroom detached family home situated in the favoured market town of Denbigh. Comprising living room, dining room, kitchen with utility, downstairs WC, three bedrooms and family bathroom.

Accommodation

Via an aluminium glazed front door with obscure glazing and glazed panelling adjacent into the;

Inner Hallway

Having lighting, power points, radiator, under-the-stairs storage cupboard, stairs to the first floor and doors off.

Living Room

12'5" x 19'7" (3.78 x 5.97)

Having lighting, power points, radiator, feature fireplace with hearth and surround, a timber framed aluminium window to the front and an opening into the ;

Dining Room

9'1" x 8'11" (2.77 x 2.72)

Having lighting, power points, radiator, a uPVC double glazed window into the rear garden, a door into the inner hall and a door into the ;

Kitchen

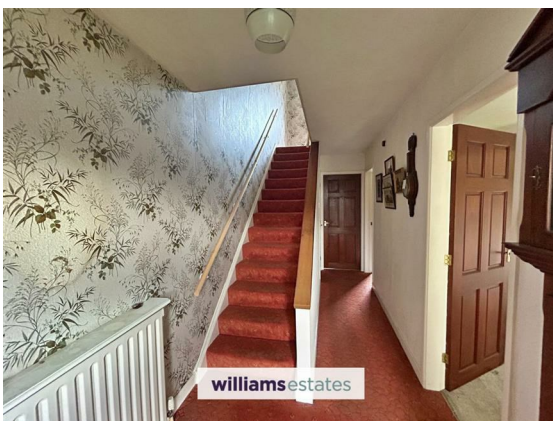
10'5" x 10'0" (3.18 x 3.05)

Comprising wall, drawer and base units with complementary worktops over, breakfast bar, void for under-the-counter fridge, integral electric double oven, integral gas hob with extractor hood above, two and a half bowl sink with mixer tap over, wall mounted central heating boiler, lighting, power points, uPVC double glazed window to the rear and a door into the ;

Utility room

5'0" x 4'3" (1.52 x 1.30)

Having lighting, power points, void for under-the counter freezer, void and plumbing for washing machine, a uPVC double glazed window to the rear garden and a uPVC double glazed door providing access to the garden also.



Downstairs WC

5'10" x 5'8" (1.78 x 1.73)

Having low flush WC, vanity hand wash basin, tiled floors and partially tiled walls, lighting and a uPVC double glazed obscure window to the rear.

First Floor Landing

Having lighting, power points, in-built storage cupboard and a uPVC double glazed window to the rear garden.

Bathroom

9'1" x 5'5" (2.77 x 1.65)

Having tiled walls, low flush WC, vanity hand wash basin, bath with mixer tap over and shower above, lighting, radiator and a uPVC double glazed obscure window to the rear.

Bedroom One

15'5" x 11'11" (4.70 x 3.63)

Having lighting, power points, radiator, fitted wardrobes and drawers and a timber framed aluminium window to the front.

Bedroom Two

10'1" x 12'6" (3.07 x 3.81)

Having lighting, power points, radiator and a timber framed aluminium window to the front.

Bedroom Three

10'5" x 9'11" (3.18 x 3.02)

Having lighting, power points, radiator and a uPVC double glazed window to the rear.

Outside

The property offers a large lawned front garden stretching round the side and leading to the driveway.

To the rear, the property is primarily laid with lawn and having timber fencing surrounding for privacy.



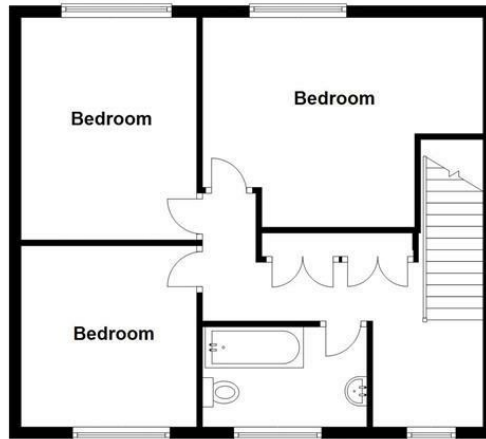
Ground Floor

Approx. 74.4 sq. metres (800.8 sq. feet)



First Floor

Approx. 56.3 sq. metres (605.7 sq. feet)



Total area: approx. 130.7 sq. metres (1406.5 sq. feet)

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