

# williams estates



**16 Lon Howell, Denbigh, Denbighshire,  
LL16 4AN**

**£299,000**



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

# Lon Howell, Denbigh

## 4 Bedrooms - House - Detached

**\*\*No Chain\*\*** - A well presented four bedroomed detached family home, located in the popular Lon Howell development in Denbigh. With easy access to the A55 expressway with links to Chester, Liverpool, Manchester etc. also being close to local amenities, schools and leisure centre. Situated on a good size plot offering a larger than average garden, double garage and driveway. Further benefits include double glazing and gas central heating. Viewing is highly recommended to appreciate this beautiful home. EPC rating D64.

### Description

The accommodation briefly comprises of entrance porch, hallway, lounge, snug, downstairs cloakroom, dining room kitchen/ breakfast room, utility/ additional room and access to the double garage. To the first floor, four good size bedrooms and family bathroom.

To the outside, a driveway providing off road parking and double garage with electric door, rear garden with patios areas, greenhouse and a sunny private aspect, great for entertaining.

### Accommodation

uPVC door with glass panel leads into:

### Entrance Porch

With uPVC windows to the front and sides, door leads to:

### Hallway

A spacious hallway with radiator, power points and stairs off to the first floor accommodation

### Lounge

20'7" x 13'3"

Having feature fireplace, radiator, power points and large uPVC window to the front elevation.

### Snug

11'5" x 7'11"

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

### Downstairs Cloakroom

8'0" x 3'9"

Having W.C, pedestal basin and obscure uPVC window to the side.

### Dining Room

9'5" x 9'8"

With radiator, power points and uPVC sliding doors to the rear.

### Kitchen/Breakfast Room

16'11" x 8'4"

Offering a range of wall, drawer and base units with work surfaces over, sunken sink with mixer tap, void for cooker, space for fridge freezer and dishwasher, breakfast bar area, part tiled walls, power points, dual aspect uPVC windows to the rear elevation and door leads to the side porch.

### Side Porch

Access to the utility and double garage with uPVC door leading to the rear garden.

### Utility room

15'3" x 7'11"

With wall unit and stainless steel sink, plumbing for washing machine, power points and uPVC to the rear elevation

### First Floor Landing

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

### Bedroom One

13'4" x 11'0"

A spacious master bedroom with a range of fitted wardrobes, power points, radiator and uPVC window to the front elevation.

### Bedroom Two

13'1" x 11'0"

Having power points, radiator and uPVC window to the front elevation.

### Bedroom Three

11'5" x 9'3"

uPVC window to the rear elevation, radiator and power points

### Bedroom Four

9'6" x 10'0"

uPVC window to the rear elevation, power points and radiator.



### Family Bathroom

10'10" x 6'8"

In white a three piece suite comprising low flush W.C, vanity unit with basin, shower enclosure with glass screen, radiator, fully tiled walls and obscure uPVC window to the rear.

### Double Garage

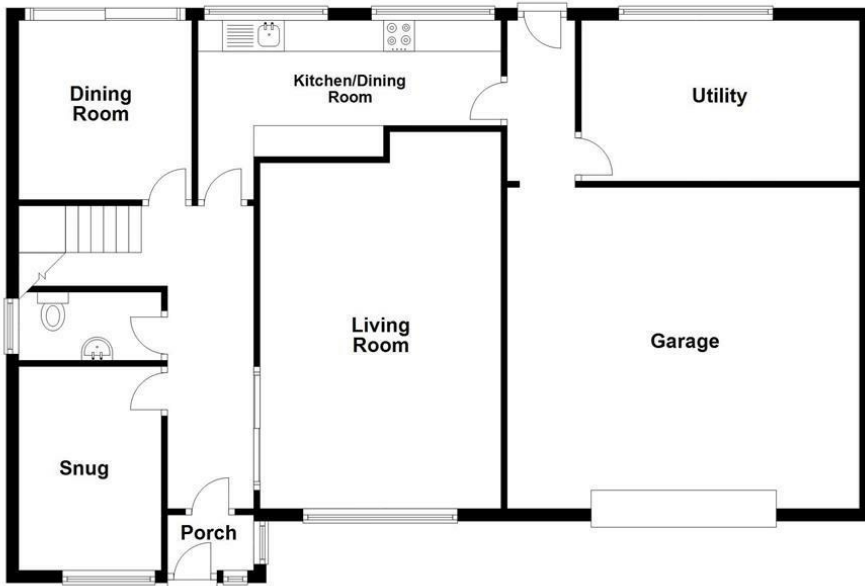
19'1" x 17'0"

Electric roller door, power points, three single glazed windows to the side elevation and plumbing for washing machine.

### Outside

The front of the property is approached by a good size driveway offering ample parking. Access to each side leads to the rear garden. The garden is a particular feature, situated on a good size corner plot, with a range of lawn areas, patio and chippings, greenhouse, timber shed and bounded by timber fencing and hedging for privacy.





**Ground Floor**

Approx. 109.9 sq. metres (1183.1 sq. feet)



**First Floor**

Approx. 57.2 sq. metres (615.5 sq. feet)

Total area: approx. 167.1 sq. metres (1798.6 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	

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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.