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## St David's House St. Davids Lane, Denbigh, Denbighshire, LL16 3EP

### £485,000

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EPC - C73

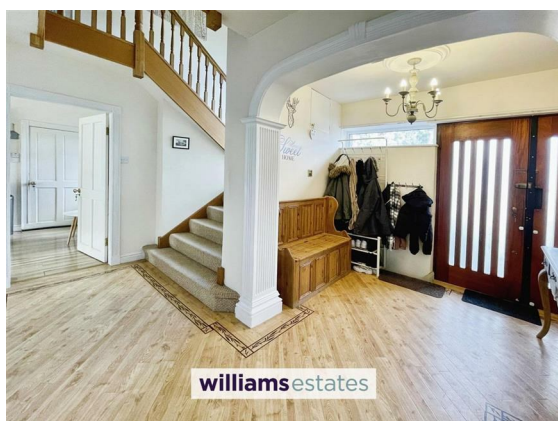
Council Tax Band - G

Tenure - Freehold

# St. Davids Lane, Denbigh

## 5 Bedrooms - House - Detached

Video Tour Available... A well presented & spacious five bed roomed detached house. Located in St. David's Lane, one of the most sought after areas within the historic town of Denbigh & being the former rectory. The accommodation offers reception hall, living & dining room, kitchen/breakfast room with utility and garage off, fifth bedroom/ sitting room. To the first floor, master bedroom with walk-in wardrobe/ potential to be an en-suite, three further bedrooms and family bathroom. To the outside, a larger than average annex providing the potential to be used for an office/ gym/ bar/ bedroom/ games room and also has a good size shower room. Further benefits include double glazing and ample off road parking. Viewing highly recommended. EPC Rating C73.



### 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

Timber glazed door with panel adjacent leads into:

### Reception Hall

14'1" x 12'5" (4.29 x 3.78)

A spacious reception hall with feature archway, power points, radiator, storage cupboard, Karndean flooring, accommodation and stairs off.

### Living & Dining Room

28'5" x 14'2" (8.66 x 4.32 (8.65 x 4.31))

With the benefit of being a lounge & dining room, offering feature fireplace with cast iron multi fuel burner, television and telephone point, power points, radiators, double glazed window to the front, rear and dual aspect to the side.

### Kitchen/Breakfast Room

25'3" x 10'4" (7.70 x 3.15)

Offering a range of wall, drawer and base units with worktops over, countertop breakfast bar attached, electric cooker with extractor hood over, stainless steel sink with mixer tap, radiators, power points, integrated spotlights, laminate flooring, double glazed window to the front and rear and further double glazed French doors with two side panels leading out to the rear garden.

### Rear Porch

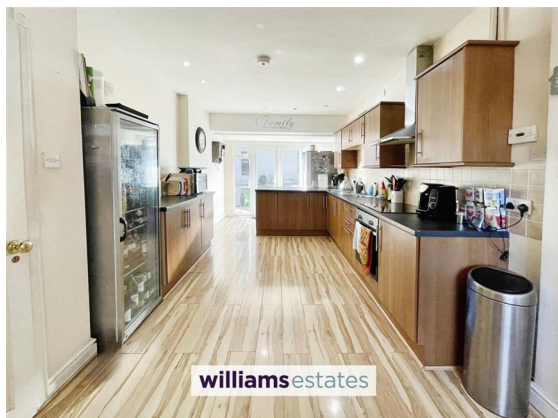
6'8" x 2'10" (2.03 x 0.86)

Having storage cupboard, tiled flooring, access door leading to the front elevation.

### Utility Room

10'2" x 5'10" (3.10 x 1.78)

Having wall drawer and base units with work surface over, stainless steel sink, plumbing for washing machine & tumble dryer, power points, tiled flooring, timber glazed window to the rear elevation.



### Bedroom Five/ Sitting Room

15'9" x 14'4" (4.80 x 4.37)

Feature fire surround with open fireplace, power points, television & phone point and double glazed window to the rear elevation.

### Landing

11'3" x 6'9" (3.43 x 2.06)

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

### Master Bedroom

13'11" x 11'9" (4.24 x 3.58)

A spacious master bedroom with a range of fitted wardrobes with sliding doors, power points, radiator and double glazed window to the side elevation.

### Walk-In Wardrobe

8'7" x 7'9" (2.62 x 2.36)

A fantastic size for storage or to revert to en-suite, having radiator, power point and double glazed obscure window to the front.

### Bedroom Two

14'4" x 9'2" (4.37 x 2.79)

Having a range of fitted wardrobes with sliding doors, radiator, power points and double glazed window to the side elevation.

### Bedroom Three

12'8" x 9'6" (3.86 x 2.90)

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

### Bedroom Four

10'6" x 9'6" (3.20 x 2.90)

Having power points, radiator, loft access hatch and double glazed window to the rear.

### Family Bathroom

9'1" x 6'11" (2.77 x 2.11)

Offering a modern white three piece suite with panelled bath and shower over, radiator, vanity wash basin, integrated storage cupboards, tiled to half, laminate flooring and double glazed obscure window to the front.

### Outside

The property is approached via a shared private lane with cast iron double gates.

Good size driveway providing ample off road parking, access to each side leads to the rear.

The rear garden is a good size being mainly laid to lawn with a paved patio area, bounded by timber fencing for privacy.

Pathway gives access to the Annex.

### Annex

29'5" x 11'2" (8.97 x 3.40)

With the potential to be an office/ bar/ games room/ bedroom with living space/ gym or any other additional rooms.

Being larger than average with fully double glazing, power points, electric heating which can be controlled via the wifi.

### Shower Room

8'3" x 3'8" (2.51 x 1.12)

### Games Room

30'0" x 11'0" (9.14 x 3.35)





**Ground Floor**



**First Floor**

Total floor area 125.7 m<sup>2</sup> (1,353 sq.ft.) approx

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

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>	73	80
(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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