

**63 Love Lane, Denbigh, Denbighshire,  
LL16 3LT**

**£129,950**



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



# Love Lane, Denbigh

## 2 Bedrooms - House - Terraced

Video Tour Available... Offered for sale, a charming two bedroom cottage, located on the favourable Love Lane in Denbigh. The property is located only a short walk away from the Town Centre, Bus Routes, Local Schools and the Leisure Centre. The property offers spacious lounge, modern fitted kitchen, two bedrooms to the first floor and bathroom. The outside offers a good sized tiered rear garden with decked area which boasts stunning views over Denbigh town rooftops and countryside beyond. Further benefits include gas central heating and double glazing. Viewing highly recommended, great for investors/ first buy! EPC Rating C71.



### Accommodation

Attractive part glazed door leads into:

#### Lounge

13'8" x 12'10"

Having double glazed sash window to the front elevation, feature fireplace, radiator, power points and stairs off to first floor accommodation.

#### Kitchen

13'8" x 12'10"

Offering a range of modern high gloss in grey, wall, drawer and base units with work surfaces over, white ceramic sink with mixer tap, integrated oven with four ring electric hob and extractor hood above, space for fridge/freezer, plumbing for washing machine, breakfast bar, half tiled walls, radiator, power points and inset spotlights.

Double glazed window to the rear and further double glazed door leads to the rear garden.

#### First Floor Landing

Accommodation off.

#### Bedroom One

12'11" x 13'6"

A spacious bedroom with double glazed sash window to the front elevation, radiator, power points and storage cupboard which houses the gas central heating boiler.

#### Bedroom Two

7'8" x 7'3"

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

#### Bathroom

7'8" x 7'3"

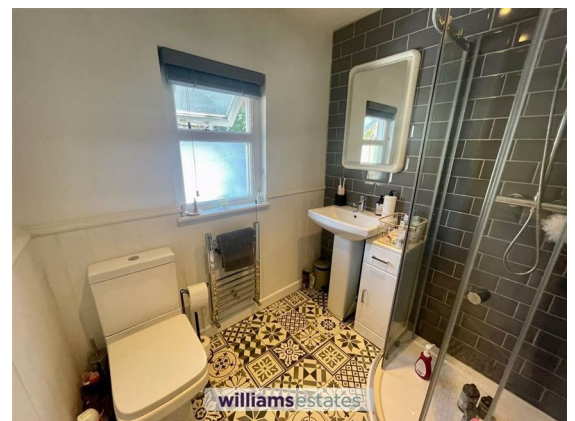
Offering a white three piece suite comprising shower cubicle, wash basin, low flush W.C, heated towel rail, part tiled walls and double glazed window to the rear elevation.

#### Outside


An attractive garden with a sunny aspect, steps lead up to a good size three tiered garden with lawn areas and



newly built decking providing fabulous views over Denbigh town rooftops and across to the surrounding countryside. Great for Alfresco dining!



### 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.