

FREEHOLD



House - Detached

# 11 LON CEIRIOG DENBIGH, DENBIGHSHIRE, LL16 3JP

Asking Price

# £265,000

## FEATURES

- Detached Family Home
- Modern Kitchen/ Breakfast Room
- High Specification Throughout
- Driveway and Garage
- Three Bedrooms, Master with En-suite
- Spacious Sunny Conservatory
- Private Rear Garden
- EPC Rating C 73



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# 3 Bedroom House - Detached located in Denbigh

Video Tour Available... A modern and well presented detached family house, situated in a favoured residential area of lower Denbigh and within easy access to all the local amenities and schools. The accommodation offers lounge, kitchen/breakfast room with utility, downstairs cloaks, conservatory, three bedrooms, master with en-suite and bathroom. Gardens to the front and rear, double width driveway and garage. Viewing highly recommended. EPC Rating C 73

Call us on

**01745 817417**

[denbigh@williamsestates.com](mailto:denbigh@williamsestates.com)

**Council Tax Band**

**D**



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>			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

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.

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