

FREEHOLD



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House - Detached

# 15 LON CEIRIOG, DENBIGH, DENBIGHSHIRE, LL16 3JP

Asking Price

## £275,000

### FEATURES

- Sought After Location
- Open Plan Kitchen/ Diner
- Close To All Amenities
- Four Double Bedrooms, Master with En-suite
- Spacious Lounge
- Gardens To The Front And Rear



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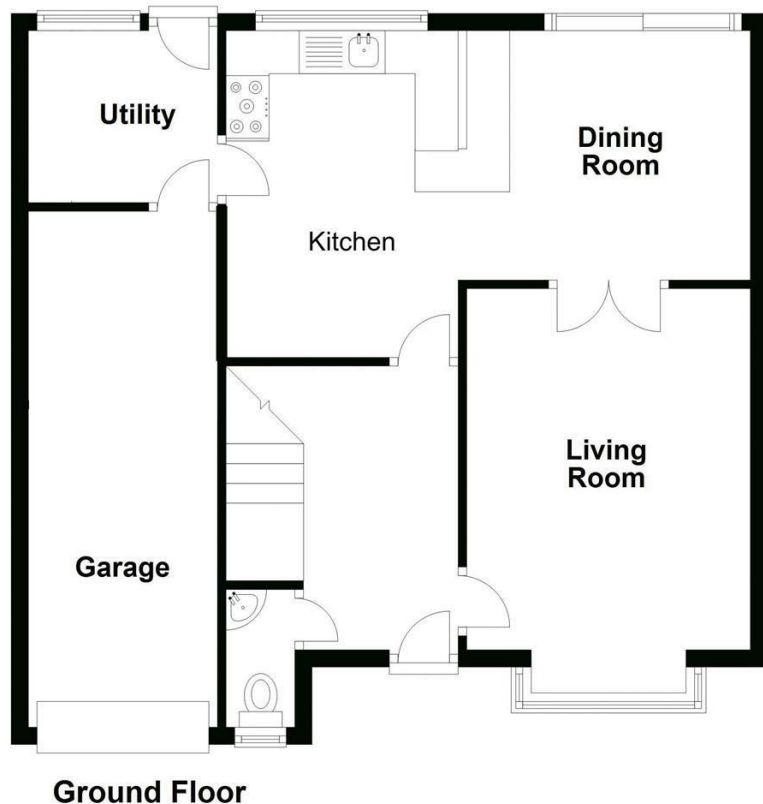
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# 4 Bedroom House - Detached located in Denbigh

A well presented four bedroomed detached house, located in a sought after location of lower Denbigh. Situated on a good size corner plot, with spacious accommodation throughout, comprising of entrance hall, lounge, modern open plan kitchen/diner, utility with integral garage and downstairs cloaks. To the first floor, four double bedrooms, master with en-suite and stunning family bathroom. To the outside, fabulous rear garden, ample off road parking for several vehicles and access to the garage. Viewing is highly recommended. EPC Rating C70.



Call us on

**01745 817417**

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**Council Tax Band**

**E**

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	

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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