

# williams estates



**6 Beacons Hill, Denbigh, Denbighshire,  
LL16 3UA**

**£175,000**

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**EPC - D60 Council Tax Band - C Tenure - Freehold**

# Beacons Hill, Denbigh

## 3 Bedrooms - House - Terraced

No Onward Chain!!... A spacious three bedroomed end terraced cottage located in the town of Denbigh. Being newly renovated, with the original part of the property being around circa 1830. Accommodation offers two reception rooms, kitchen, utility, cloakroom, three bedrooms and modern fitted bathroom. Further benefits include off road parking to the rear, gas central heating and double glazing. Viewing highly recommended to fully appreciate this property. EPC rating D60.

### 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

A hardwood door with glazed panels leads into:

#### Entrance Porch

Having tiled floor and dual aspect windows to the front elevation

#### Hallway

With stairs off to the first floor accommodation

#### Lounge

15'5" x 13'11"

A good size room with feature inglenook fireplace with inset multi fuel log burner, original oak beams, power points, radiator and uVPC window to the front elevation

#### Dining Room

15'2" x 8'11"

With uVPC window to the front elevation, power points, original oak beams, radiator and feature fireplace

### Kitchen

10'8" x 8'9"

Recently modernised with a range of wall, drawer and base units with work surfaces over, stainless steel sink with drainer and mixer taps, void for fridge freezer, integrated double oven, integrated four ring electric hob with extractor hood above, part tiled walls, radiator, power points, inset spotlighting and double glazed window to the rear.

### Downstairs Cloakroom

Having low flush W.C, vanity unit with basin and tiled splash back, obscure double glazed window to the rear.

### Utility room

With plumbing for washing machine, laminate effect work top, gas central heating boiler, power points and uVPC window to the side.

### Rear Porch

Double glazed window to the side and door into the rear hallway giving access to the rear, cloakroom and utility.

### First Floor Landing

With radiator, loft access and good size storage cupboards

### Bedroom One

15'3" x 9'3"

With dual aspect uVPC windows to the front and side elevations, power points and radiator

### Bedroom Two

14'4" x 9'9"

With uVPC window to the front elevation, power points, radiator and storage cupboard.

### Bedroom Three

11'9" x 8'0"

With radiator, power points and uVPC window to the side elevation enjoying panoramic views,

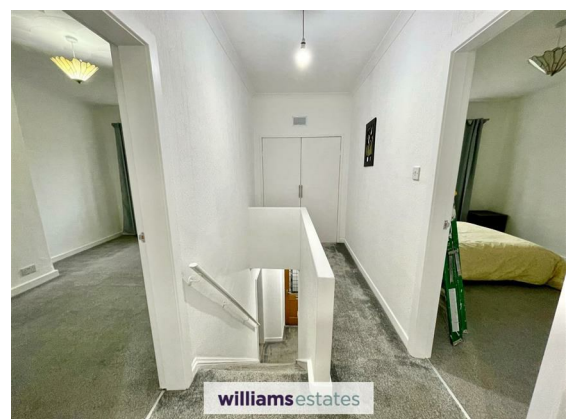
## Family Bathroom

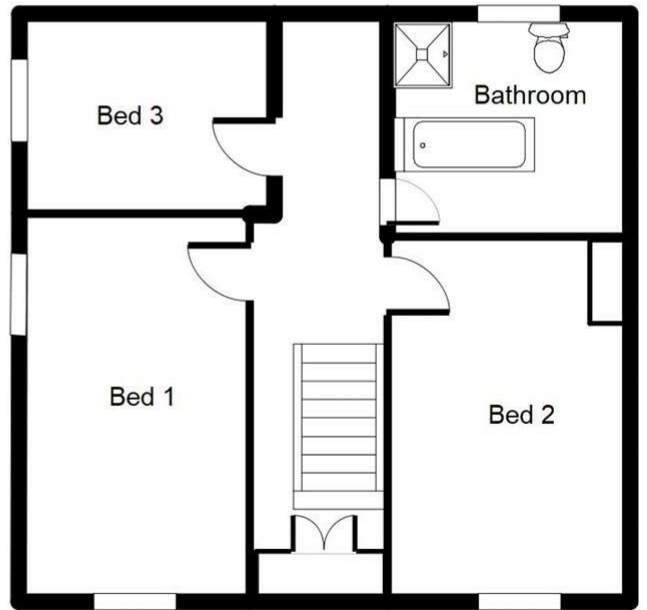
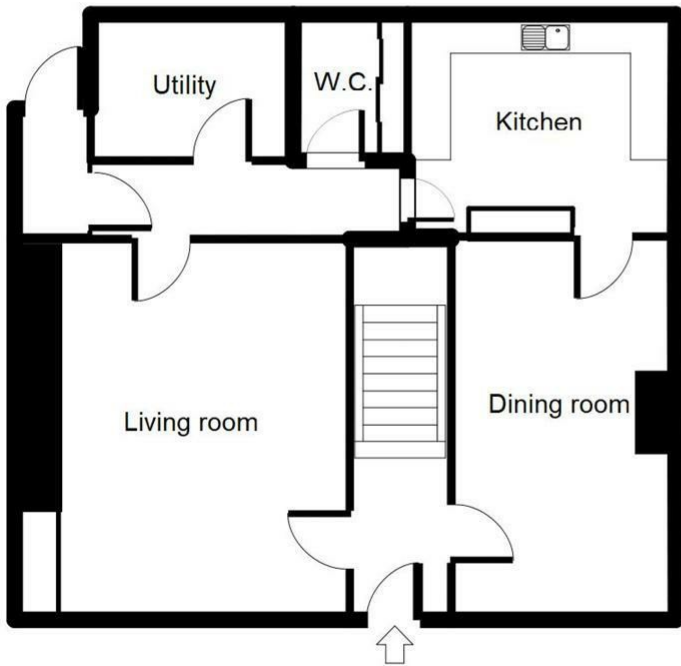
9'2" x 8'9"

A recently renovated modern family bathroom with panelled bath and shower over, low flush W.C, pedestal basin, airing cupboard with ample storage space, part tiled walls, radiator, mosaic vinyl flooring and double glazed obscure window to the rear.

## Outside

A gate opens onto the pathway with steps leading to the front door which is bounded by stone walls. To the rear a well enclosed garden with an attractive slate patio offering a private, sunny aspect and bounded by stone walls. Further benefits include two parking spaces.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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.