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**9 Y Maes, Denbigh, Denbighshire, LL16
3JR**

£199,950

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EPC - C73 Council Tax Band - C Tenure - Freehold

Y Maes, Denbigh

3 Bedrooms - House - Semi-Detached

Video Tour Available!! - A well presented three bedroom semi-detached house, located in the popular residential area of Lower Denbigh. The accommodation comprises of two reception rooms, kitchen, three bedrooms and modern family bathroom. To the outside, driveway for off road parking, gardens to the front and rear. Further benefits include double glazing and gas central heating. Perfect for first time buyers/ investors. 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

Modern composite front door leads into:

Entrance Hall

With radiator, power points, double glazed window to the side elevation and stairs off.

Living Room

12'9 x 12'0 (3.89m x 3.66m)

With feature fireplace and gas fire, radiator, power points, double glazed windows to the front and side. Opening into:

Dining Room

12'8" x 8'9" (3.86m x 2.67m)

With radiator, power points and double glazed French doors lead to the rear garden.

Kitchen

9'1" x 6'9" (2.77m x 2.06m)

Offering a range of wall, drawer and base units with work surface over, white ceramic sink with mixer tap, integrated oven and four ring gas hob with extractor hood above, plumbing for washing machine, space for tall standing fridge freezer, storage cupboard, tiled splash back, power points, gas central heating boiler and double glazed window to the rear elevation.



Landing

With loft access hatch, storage cupboard and accommodation off.

Bedroom One

15'8" x 9'0" (4.78 x 2.74)

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

Bedroom Two

10'1" x 8'11" (3.07m x 2.72m)

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

Bedroom Three

6'8" x 6'4" (2.03m x 1.93m)

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

Bathroom

6'8 x 6'7 (2.03m x 2.01m)

Offering a modern suite with low flush W.C, pedestal basin, panelled bath with shower over, part tiled walls, radiator and double glazed obscure window to the rear.

Outside

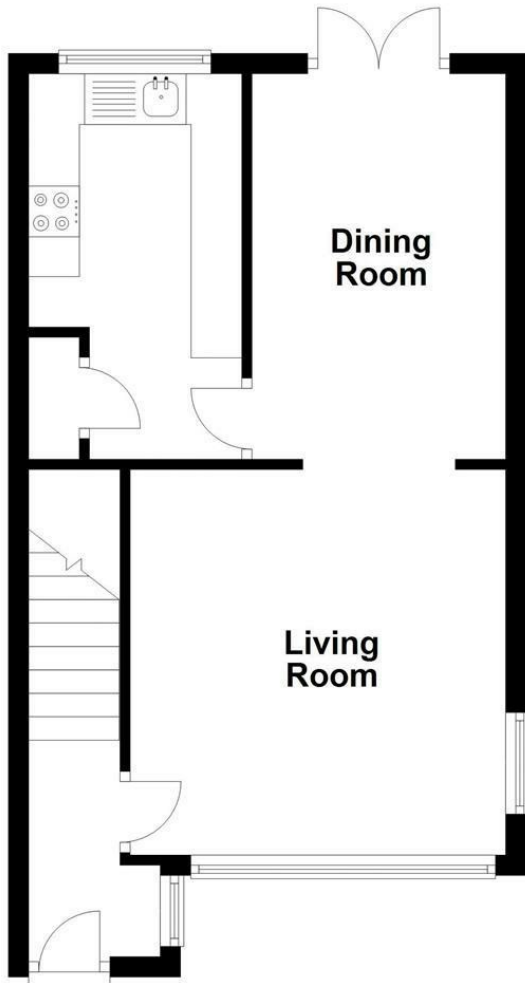
The property is approached via a good size driveway for ample off road parking. Lawn to the side.

Timber gate gives access to the rear garden which is mainly laid to lawn with a paved patio area, bounded by timber fencing for privacy.

Directions

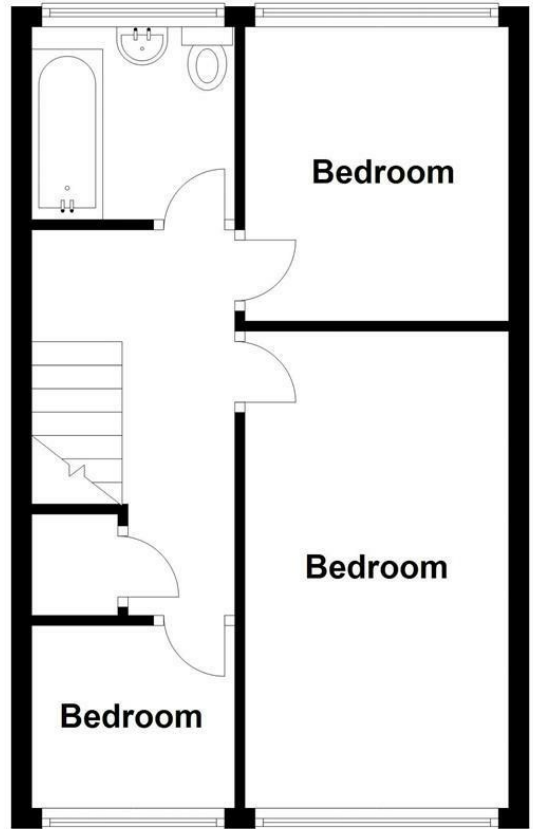
Proceed from Denbigh office left onto Vale Street. Turn right at the traffic lights onto Ruthin Road. Proceed past the High School and Leisure Centre and take the next turning left onto Trewen/Mytton Park. Continue along this road to the end veering left onto Dalar Wen. Continue through Parc Alafowlia and turn left onto Y Maes. Number 9 can be seen on the left hand side.





Ground Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)

Total area: approx. 71.8 sq. metres (772.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.