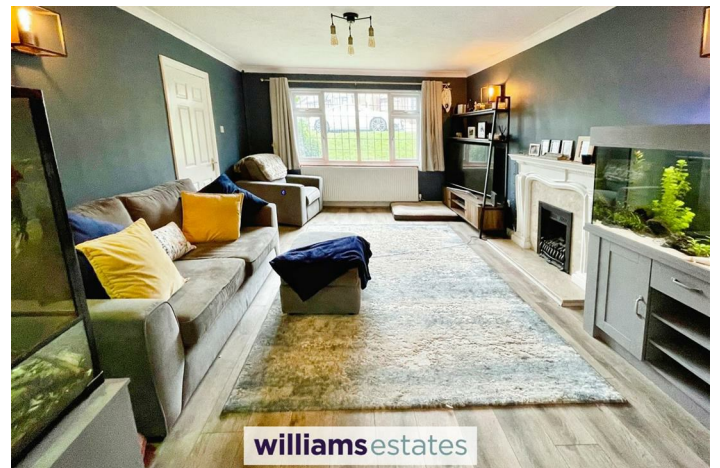


# williams estates



**25 Bryn Onnen, Denbigh, Denbighshire,  
LL16 3PJ**

**Offers Over £330,000**

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**EPC - C72 Council Tax Band - F Tenure - Freehold**

# Bryn Onnen, Denbigh

## 4 Bedrooms - House

Video Tour Available... Offered for sale a well presented four bedroomed detached house. Situated within a much sought after location in the favoured market town of Denbigh. The property comprises of three reception rooms, kitchen with utility off and downstairs cloaks. To the first floor, four bedrooms, master with en-suite and family bathroom. To the outside, driveway for ample off road parking, double garage, lawned garden to the rear with stunning views over the rooftops overlooking the Vale Of Clwyd. Viewing highly recommended. EPC Rating C72.



### 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

Covered entrance porch and a timber part glazed front door leads into:

### Entrance Hallway

Having stairs off to the first floor accommodation, power points and radiator.

### Lounge

15'10" x 12'4" (4.83 x 3.76)

A spacious lounge with feature fireplace and inset gas fire, radiator, power points, modern wall lighting, double glazed window to the front elevation and double doors leads into the:

### Dining Room

12'4" x 8'11" (3.76 x 2.72)

Having radiator, power points and double glazed sliding patio doors into the conservatory.

### Kitchen

10'11" x 13'6" (3.33 x 4.11)

Offering a range of wall, drawer and base units with worktops over, void for Range master cooker and dishwasher, one and half stainless steel sink with mixer tap, plumbing for washing machine, tiled splash backs, under stairs storage cupboard, radiator, power points, inset spotlighting, double glazed window to the rear and side.

### Utility room

7'0" x 6'6" (2.13 x 1.98)

Having plumbing and void for large American fridge freezer, part tiled walls and wood effect vinyl flooring, gas central heating boiler, electric consumer unit, radiator, power points. Timber rear door with obscure glass panel & adjacent window overlooking the side of the property and internal door into the kitchen.



### Conservatory

14'11" x 5'0" (4.55 x 1.52)

Offering fabulous views of the countryside with radiator, power points, tiled flooring, double glazed windows around and French doors lead to the rear patio and garden.

### Cloakroom

6'5" x 3'10" (1.96 x 1.17)

Fitted with a two piece suite comprising low flush W.C, vanity unit with basin, radiator, part tiled walls and double glazed obscure window to the front.

### Landing

With loft access hatch and doors off to further accommodation.

### Bedroom One

12'7" x 15'9" (3.84 x 4.80)

Having radiator, power points, fitted wardrobes and double glazed window to the front elevation.

### En-suite

Having low flush W.C, vanity unit and basin, shower enclosure with glass privacy screen, heated towel rail, tiled walls and obscure double glazed window.

### Bedroom Two

11'7" x 9'10" (3.53 x 3.00)

Having radiator, power points, storage cupboard and double glazed window to the front elevation.

### Bedroom Three

9'8" x 8'8" (2.95 x 2.64)

Having radiator, power points and double glazed window to the rear elevation boasting stunning views.

### Bedroom Four

9'8" x 6'8" (2.95 x 2.03)

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

### Bathroom

Having a modern three piece suite comprising a low flush W.C, bath with shower over, pedestal wash basin, fully tiled walls, tiled flooring, heated towel rail and obscure double glazed window to the rear elevation.

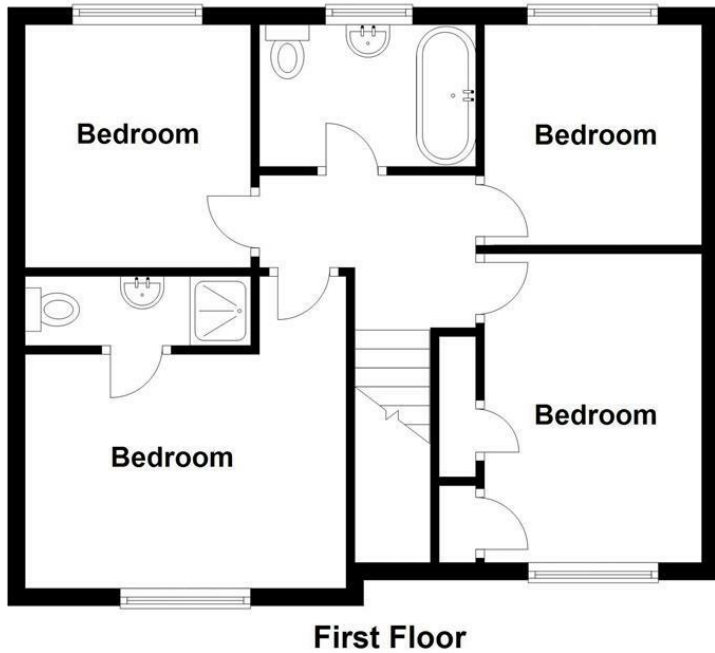
### Double Garage

Having two up and over doors, power, lighting and upvc window to the rear elevation. A door through leads rear garden

### Outside

The property is approached by a double driveway which in turn leads to the two garages. The front garden is mainly laid to lawn with a variety of mature trees and shrubbery The rear garden is fully enclosed with outstanding views of the Clwydian range and Denbigh Castle. Having a stone flagged patio area, garden which is laid to lawn, raised borders stocked with a variety of shrubs and trees. A gate gives way to a further patio area having greenhouse and stone gravel borders.





**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>	<b>72</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>		

**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.