

**15 Maes Y Goron, Denbigh,  
Denbighshire, LL16 3PT**

**Offers Over £155,000**

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**EPC - C71    Council Tax Band - B    Tenure - Freehold**



# Maes Y Goron, Denbigh

## 3 Bedrooms - House - Terraced

Video Tour Available... A well presented three bedroomed mid-terraced house with spacious accommodation throughout. Comprising of lounge, kitchen, three bedrooms and bathroom. A driveway provides off-road parking for two or more vehicles, with stunning views of Denbigh Castle. Further benefits include a generous size garden to the rear, double glazing and gas central heating. An ideal family home/ first buy! Viewing is highly recommended. EPC Rating C71.



### 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

Double glazed front door leads into:

#### Entrance Hall

With wood effect laminate flooring, radiator, and accommodation off.

#### Lounge

16'0 x 10'9

Having a feature fireplace with electric fire, radiator, power points, double glazed window to the front and rear elevation.

#### Kitchen/ Breakfast Room

15'11 x 9'10

Offering a range of laminate effect wall, drawer and base units with work surfaces over, stainless steel sink with mixer taps, space for washing machine/ dishwasher, integrated electric cooker with hob and stainless-steel hood over, under stairs storage cupboard, tiled splash back, tiled flooring, radiator, power points, double glazed window to the front and rear, and further uPVC door gives access to the rear garden.



#### Landing

With loft access hatch, double glazed window to the rear and accommodation off.

### Bedroom One

13'1 x 10'0

A good size bedroom with radiator, power points, built-in wardrobe and double glazed window to the front.

### Bedroom Two

10'11 x 8'6

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

### Bedroom Three

7'1 x 6'9

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

### Bathroom

6'8 x 5'6

Offering a white suite with low flush W.C, vanity unit and basin, tiled panelled bath with shower over, heated towel rail, vinyl flooring, partly tiled walls and double glazed obscure window to the rear.

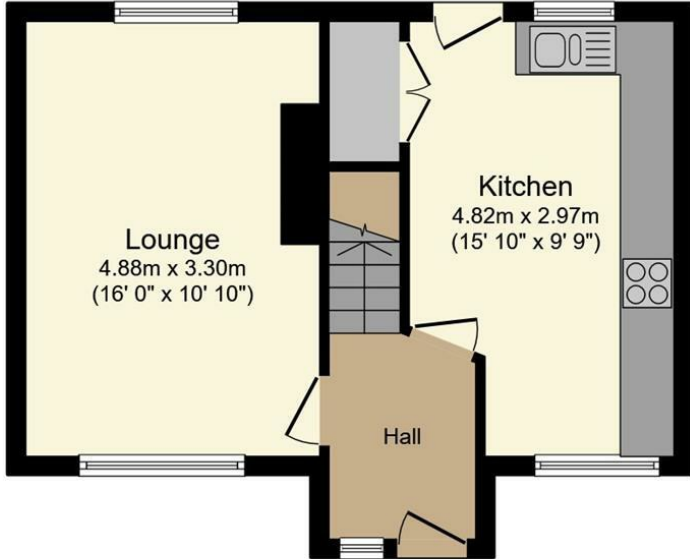
### Outside

The front of the property is approached via a tarmac driveway with off-road parking for two or more vehicles along with a gravelled area to the side.

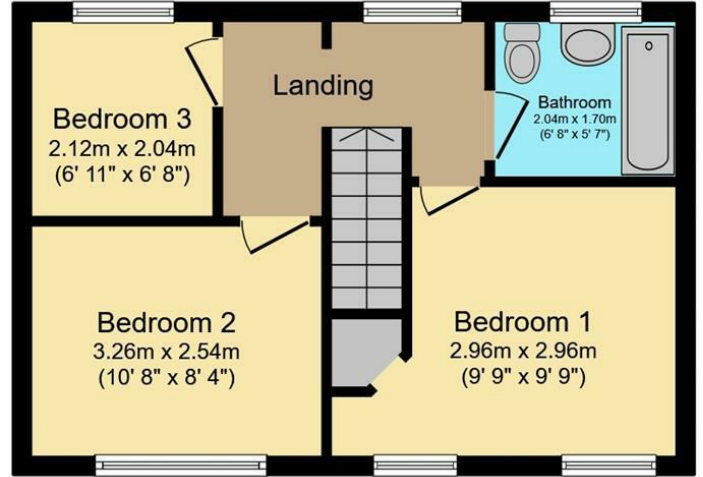
The rear garden is a generous side which is mainly laid to lawn, having a paved patio and gravelled area, great for Al-Fresco dining, stocked borders, bounded by timber fencing for privacy.







**Ground Floor**



**First Floor**

Total floor area 72.3 m<sup>2</sup> (778 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.