



3 Cwm Eithin, Denbigh, Denbigh, Denbighshire, LL16 5YW

£190,000

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EPC - C73

Council Tax Band - C

Tenure - Freehold

Cwm Eithin, Denbigh

2 Bedrooms - House - Semi-Detached

A modern and well presented two bedroom semi-detached house situated within a much favoured residential area of Denbigh town. This property is an ideal first-time buy with it being completely turn-key ready. Offering a modern kitchen, great sized living room, two double bedrooms and modern bathroom. Additional benefits include ample off street parking, gas central heating and a sizeable rear garden with detached garage. EPC Rating 73C.



Description

Cwm Eithin is a quiet cul-de-sac situated off of the favoured Ffordd Colomendy. Being within a close proximity to local schools, convenience shops and eateries. Also being within short distance to main transport links including the A55 Expressway at St. Asaph providing links along the North Wales Coast, Glan Clwyd Hospital and beyond.

Denbigh town offers a variety of amenities including a local leisure centre, supermarkets and primary and secondary schools.

Accommodation

A timber framed door gives access into the

Hallway

Having radiator, power point and a uPVC window to the front of the property.

Kitchen

10'4" x 8'11" (3.15 x 2.72)

Fitted with a range of modern wall, drawer and base units with complementary worktops over, matching breakfast bar area with space for tall stools, stainless steel sink with mixer tap over, integral induction hob with extractor hood over, integral electric cooker, plumbing for washing machine and window to the front elevation.

Access from the hallway into

Living Room

15'9" x 14'11" (4.80m x 4.55m)

Having lighting, power points, radiators and a uPVC double glazed window to the side elevation, uPVC double glazed patio doors to the rear giving access onto the rear garden and a staircase leading to the ;

First Floor Landing

With power point and loft access.



Bedroom One

13'9" x 11'6" (4.19 x 3.51)

Having lighting, power points, radiator, large built in storage cupboards with an over-the-stair cupboard having ample shelving and lighting, large fitted wardrobes and a uPVC double glazed window to the rear.

Bedroom Two

10'4" x 8'0" (3.15 x 2.44)

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

Bathroom

8'4" x 6'4" (2.54m x 1.93m)

A modern bathroom suite, comprising of a bath with mixer tap over and shower above, low flush WC, wall mounted hand wash basin, tiled floors and walls, spotlights, heated towel rail and a uPVC double glazed obscure window to the front.

Outside

The front of the property is approached via a tarmac driveway providing off street parking for multiple vehicles, with a timber gateway providing access into the rear garden.

The gardens to the rear are extremely well maintained having a modern paved patio area with slate chipping borders, outdoor lighting, hot-tub connections and outside power points, a lawned area and the remainder of the garden being laid with slate chippings. Also having access to the detached garage and further shed at the end of the garden.

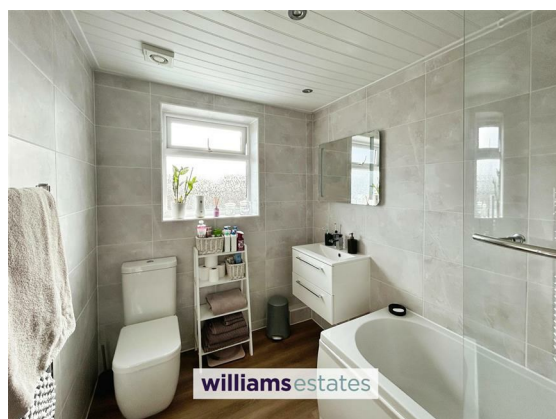
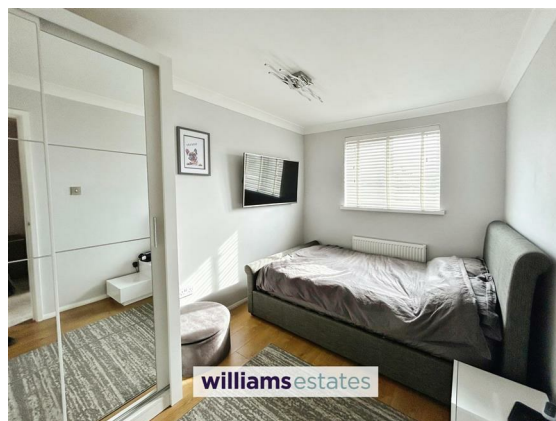
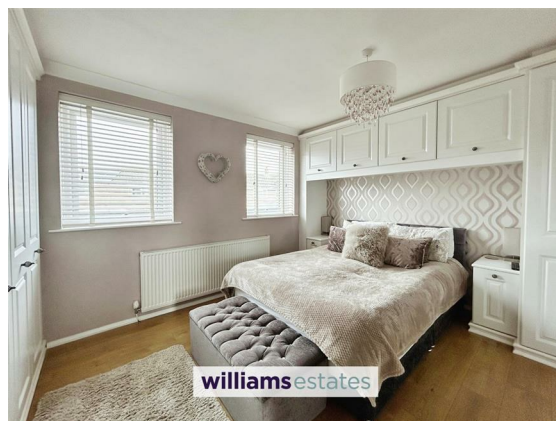
Detached Garage

13'11" x 11'11" (4.24m x 3.63m)


Having lighting, power, personal access door and large timber double doors.

Directions:

Proceed from our Denbigh Office left, down Vale Street to the traffic lights. Turn left down Rhyl Road and take the right turning onto Ffordd Colomendy. Follow the road and the cul-de-sac can be found on the left hand side at the end of the road.



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.