

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

**Offers Over £285,000**

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**EPC - TBC Council Tax Band - E Tenure - Freehold**

# Y Maes, Denbigh

## 4 Bedrooms - House - Detached

Video Tour Available!... Offered for sale a four bedroom detached house located in the favourable Lower Denbigh which is close to all local amenities and Denbigh town. The accommodation comprises of entrance hall, downstairs cloakroom, lounge with double doors into the dining room, kitchen/breakfast room and utility with access into the garage. To the first floor, master bedroom with en-suite, three further bedrooms and family bathroom. To the outside, a large corner plot lawned garden with double driveway and garage. Added benefits include gas central heating and double glazing. Viewing highly recommended. EPC Rating D.



### 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 with attractive obscure glass panel leads into:

#### Entrance Hallway

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

#### Lounge

11.3 x 14.2

A spacious lounge with radiator, power points and double glazed box bay window to the front.

Double doors give access into:

#### Dining Room

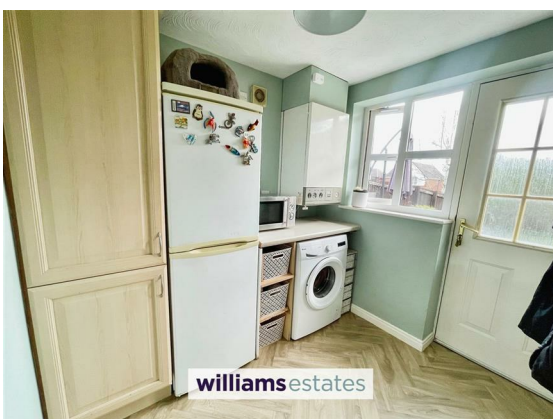
11.3 x 9.11

Having radiator, power points and double glazed sliding patio doors to the rear garden.

#### Kitchen/ Breakfast Room

13.2 x 9.2

Offering a range of wall, drawer and base units with work surfaces over, one and a half stainless steel drainer sink, integrated oven with four ring gas hob and extractor fan above, space for dishwasher and fridge, breakfast bar, tiled splash backs, radiator, power points and double glazed window to the rear elevation.



### Utility Room

22'11" x 13'1"

Having a larder cupboard, worktop, plumbing for washing machine, wall mounted combination boiler, extractor fan, radiator, power points, double glazed window to the rear and further double glazed door gives access to the rear garden. Door leads into the garage.

### Downstairs Cloaks

Having low flush W.C, wall mounted basin with tiled splash back, radiator and double glazed obscure window to the front.

### First Floor Landing

With loft access hatch, storage cupboard with shelving, power point and double glazed window looking out to the side elevation.

### Master Bedroom

9'10" x 11'3"

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

### En-Suite

Offering a white suite with low flush W.C, pedestal basin, shower enclosure, part tiled walls, radiator, extractor fan and double glazed obscure window to the side.

### Bedroom Two

10.9 x 7.9

Having built in wardrobes with sliding mirrored doors, radiator, power points and double glazed window looking out to the rear elevation.

### Bedroom Three

10.9 x 7.2

Having built in wardrobes with sliding mirrored doors, radiator, power points and double glazed window looking out to the rear elevation.

### Bedroom Four

9.10 x 9.4

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

### Family Bathroom

7.5 x 5.10

Offering a cream suite with low flush W.C, pedestal basin, panelled bath, part tiled walls, radiator, extractor fan and double glazed obscure window to the side.

### Outside

The property is approached by a dual width driveway providing off road parking which in turn leads to an integral garage. The front garden is laid to lawn with borders surrounding. A timber gate gives access to the rear garden. The rear garden is of good size and has a patio area, lawned garden with borders comprising of shrubs and mature plants and is bounded by timber fencing, outside light and tap.


### Garage

16 3 x 8 0

Having up and over door, power and lighting.



### 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>68</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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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.