



**5 Rhes Pen Y Bryn, Denbigh, LL16 3TJ**

**£89,500**

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**EPC - E46**

**Council Tax Band - A**

**Tenure - Leasehold**

# Rhes Pen Y Bryn, Denbigh

## 1 Bedrooms - Flat

No Onward Chain!! - A recently modernised one bed roomed flat, located within walking distance of Denbigh Town Centre. Comprising of newly fitted kitchen with lounge off, spacious bathroom and one bedroom. The ideal buy for investors/ first time buyers! Viewing is recommended. EPC Tbc



### 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:

#### Hallway

Stairs off to accommodation.

#### Landing

With radiator, power point and window to the rear.

#### Kitchen/ Breakfast Room

12.4 x 8.7 (3.66m.1.22m x 2.44m.2.13m)  
A recently modernised kitchen in olive, offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, void for cooker and extractor fan above, space for fridge freezer and washing machine, breakfast bar unit, gas central heating boiler, part tiled walls, radiator, power points, window to the side and access into the:

#### Lounge

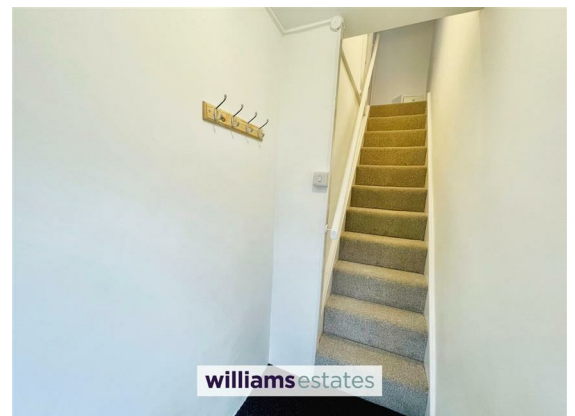
11.10 x 9.8 (3.35m.3.05m x 2.74m.2.44m)  
With dual aspect windows to the side and front, radiator and power points.

#### Bedroom


11.8 x 8.11 (3.35m.2.44m x 2.44m.3.35m)  
Having storage cupboards, power points, radiator and window to the front.

## Bathroom

Offering a white suite with low flush W.C, pedestal basin with tiled splash back, shower cubicle with glass privacy screen, heated towel rail and window to the side.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	46	
(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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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.