



## 19 Chapel Street, Denbigh, Denbighshire, LL16 3SR

**£205,000**



**EPC - null**

**Council Tax Band - C**

**Tenure - Freehold**

# Chapel Street, Denbigh

## 3 Bedrooms - Character Property - Terrace

Video Tour Available... A recently renovated Grade 2 listed terraced cottage, located within walking distance to Denbigh Town. Being immaculately presented throughout, comprising of entrance hall, lounge, snug, kitchen and utility/ sun room. To the first floor, three good size bedrooms, modern fitted bathroom and separate shower room. To the outside, a fabulous size rear garden with a sunny aspect, giving way to rear parking and double garage. Further benefits include an approx 12 month old boiler with 4 years warranty. Viewing is highly recommended.



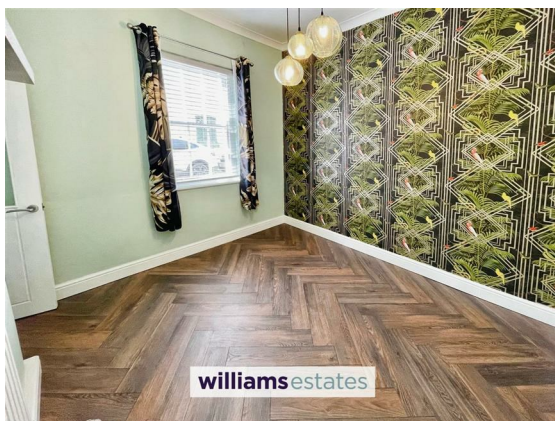
### Description

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

Hardwood door leads into:

#### Entrance Hall

With modern mosaic tiled flooring, power points, stairs and accommodation off.

#### Snug

9'7" x 9'2" (2.92m x 2.79m)

Georgian hardwood window to the front elevation, power points and radiator.

#### Lounge

19'3" x 13'7" (5.87m x 4.14m)

Being the hub of the home with feature fireplace and gas fire, wall mounted radiator, power points, oak parquet flooring, window to the front and further dual aspect hardwood windows to the rear elevation enjoying views over the gardens.



#### Kitchen

9'5" x 8'8" (2.87m x 2.64m)

Offering a range of modern wall, drawer and base units with work surfaces over, integrated oven and extractor hood above, stainless steel sink, integrated microwave, space for fridge freezer, plumbing for washing machine, tiled splash back, power points, window and glazed door leads into the utility.

### Utility/ Sun Room

8'4" x 5'3" (2.54m x 1.60m)

With continued matching unit and worktop, plumbing for washing machine, power points and windows around. Door leading into the garden.

### Landing

A spacious landing with loft access hatch, radiator, power points and accommodation off.

### Bedroom One

11'3" x 8'8" (3.43m x 2.64m)

A bright and airy bedroom with radiator, power points and Georgian style window to the front.



### Bedroom Two

9'3" x 9'8" (2.82 x 2.95)

Having window to the front elevation, power points and radiator

### Bedroom Three

9'9" x 8'9" (2.97m x 2.67m)

Having radiator, power points and hardwood window to the rear elevation

### Bathroom

7'8" x 5'4" (2.34m x 1.63m)

A modern spacious bathroom with half panelling, low flush W.C, basin, part tiled walls, heated towel rail and window to the rear with deep sill.



### Shower Room

8'7" x 4'9" (2.62m x 1.45m)

A corner shower enclosure with glass privacy screen, low flush W.C, pedestal basin with tiled splash back, storage cupboard housing the gas central heating boiler, heated towel rail and window to the rear with deep sill.

### Outside

Fabulous cottage style rear garden with patio and lawned areas. Stunning views over the roof tops and a lovely sunny aspect. Bounded by stone walling offering privacy.

Timber gate gives access to a decked balcony area providing access leading down to the double garage and driveway to the rear of the property.



### Double Garage

Two up & over doors.



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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.