



**36 Pen Y Graig, Denbigh, Denbighshire,  
LL16 3YY**

**£139,000**

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**EPC - C73**

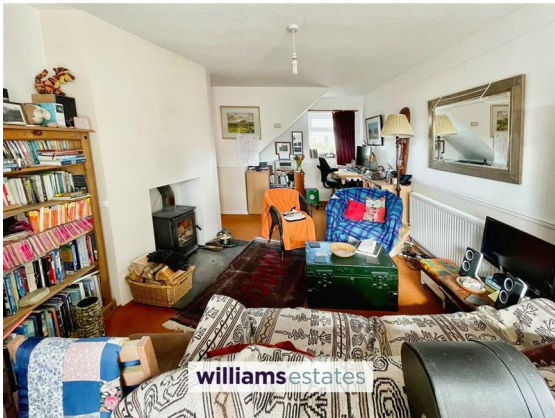
**Council Tax Band - B**

**Tenure - Freehold**

# Pen Y Graig, Denbigh

## 3 Bedrooms - House - Semi-Detached

Video Tour Available... A spacious three bedroomed semi-detached house, located in the historic town of Denbigh. Comprising of kitchen/breakfast room with sun room off, lounge and downstairs cloakroom. To the first floor, three bedrooms and bathroom. To the outside, a good size rear garden with stunning views of Denbigh Castle and beyond. Further benefits include recently fitted smart meter, gas central heating boiler fitted in December & recent works done on the roof and guttering. Viewing is recommended. EPC Rating C 73



### 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 door leads into:

#### Entrance Porch

Tiled flooring, lighting, uPVC double glazed windows and attractive glazed front door leads into:

#### Hallway

With radiator, power points, smoke alarm, thermostat for heating control and stairs off to further accommodation.

#### Lounge

19.02 x 11.04 (5.79m.0.61m x 3.35m.1.22m)

With multi-fuel log burner on a slate hearth, radiator, power points, double glazed window to the front, carbon monoxide alarm and further uPVC French doors leading out to the rear garden.



#### Kitchen/Breakfast Room

16'5" x 11'8" (5.00m x 3.56m)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, void for cooker, space for fridge freezer & dishwasher, plumbing for washing machine, tiled splash back, power points, radiator, double glazed window to the rear and further uPVC door leads into:

### Sun Room

11'7" x 6'10" (3.53m x 2.08m)

With power, lighting, uPVC constructed and door leading out to the garden.

### Cloakroom

6'1" x 2'11" (1.85m x 0.89m)

With low flush W.C, wall mounted basin, radiator, smart meter and double glazed obscure window to the front.

### Landing

A spacious landing with double glazed window to the front, power points, smoke alarm and large storage cupboard housing the boiler with window and ample storage space above the staircase.

### Bedroom One

13'5" x 9'0" (4.09m x 2.74m)

Having fitted wardrobes with sliding mirrored doors, radiator, power points and double glazed window to the rear with stunning views of Denbigh Castle and the Clwydian Range.

### Bedroom Two

13'6" x 8'6" (4.11m x 2.59m)

With radiator, power points, loft access hatch and double glazed window to the rear.

### Bedroom Three

13'2" x 5'8" (4.01m x 1.73m)

With radiator, power points and double glazed window to the rear with stunning views of Denbigh Castle.

### Bathroom

7'9" x 6'2" (2.36m x 1.88m)

Offering a white suite with panelled bath and shower over, vanity unit with basin, low flush W.C, heated towel rail, extractor fan and double glazed obscure window to the front.

### Outside

The property is approached via a good size driveway providing ample off road parking for two vehicles.


The rear garden is accessed via a timber side gate.

The south facing rear garden (approx 65 feet length) offers a private aspect with a shed, stocked borders, shrubs, hedging, pond, paved areas, fruit trees.

Outside the sun room is lighting and external sockets.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>73</b>	
(69-80) <b>C</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.