



**19 Ffordd Colomendy, Denbigh, LL16
5UT**

£275,000

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EPC - D61

Council Tax Band - D

Tenure - Freehold

Ffordd Colomendy, Denbigh

3 Bedrooms - House - Detached

Video Tour Available... A well presented three bed roomed detached house, situated on a good size corner plot within the popular residential area of the Ffordd Colomendy estate, Denbigh.

Offering far reaching views towards the Clwydian Range, fully modernised throughout, comprising of entrance hall, lounge, kitchen/diner, three bedrooms and family bathroom. Further benefits include a driveway to the front and also to the rear with garage, providing parking for at least four vehicles, side patio area with rear garden, double glazing and gas central heating. Planning permission and architectural drawings for an extension to the side elevation, plans available on request. Viewing highly recommended. EPC Rating D61.



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

Modern composite door leads into:

Entrance Hall

Having power points, storage cupboard housing the boiler, cloakroom with ample storage space and stairs off.

Lounge

15'7" x 11'2" (4.75m x 3.40m)

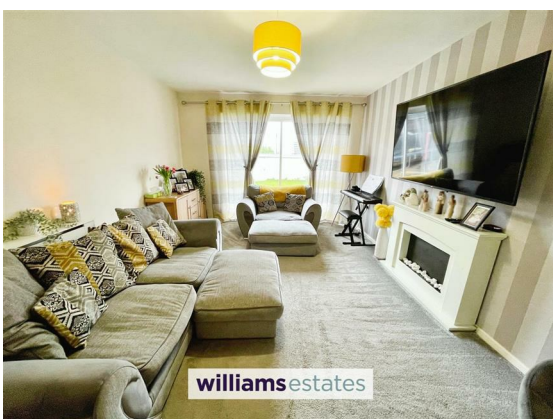
A spacious lounge with feature electric fireplace, radiator, power points and sliding patio doors gives access to the garden.

Kitchen/Diner

19'6" x 8'0" (5.94m x 2.44m)

Offering a range of modern wall, drawer and base units with work surfaces over, stainless steel sink with drainer and mixer tap, plumbing for washing machine, range cooker with five ring gas hob, electric hot plate, grill and two electric ovens. Space for fridge freezer, inset spotlighting, wall mounted radiator, power points, double glazed window to the side, further uPVC door with obscure glass panel leads out to the side elevation and sliding patio door to the rear elevation.

Storage cupboard/ good size pantry with space for dryer and further ample storage space.



Landing

Having inset spotlighting, power points, loft access hatch and double glazed window to the front.

Bedroom One

12'5" x 10'10" (3.78m x 3.30m)

Ample space for wardrobes, radiator, power points and double glazed window to the rear elevation offering stunning views of the Clwydian Range.

Bedroom Two

9'0" x 8'5" (2.74m x 2.57m)

With storage cupboard over the stairs, radiator, power points and double glazed window to the front.

Bedroom Three

8'10" x 8'2" (2.69m x 2.49m)

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

Bathroom

7'10" x 5'5" (2.39m x 1.65m)

A white modern suite with low flush W.C, pedestal basin, 'L' shaped bath with shower over and glass privacy screen, fully tiled walls, heated towel rail and dual aspect double glazed obscure windows to the side.

Outside

The property is approached via a brick paved driveway with dwarf brick built wall around. Timber gate to both sides gives way to the rear garden.

To the side, continued brick paving with gravel separates the front and rear garden, an ideal space for bins and storage.

The rear garden is of good size with a spacious lawned area, paved patio, timber shed for storage, bark chippings, bounded by timber fencing.

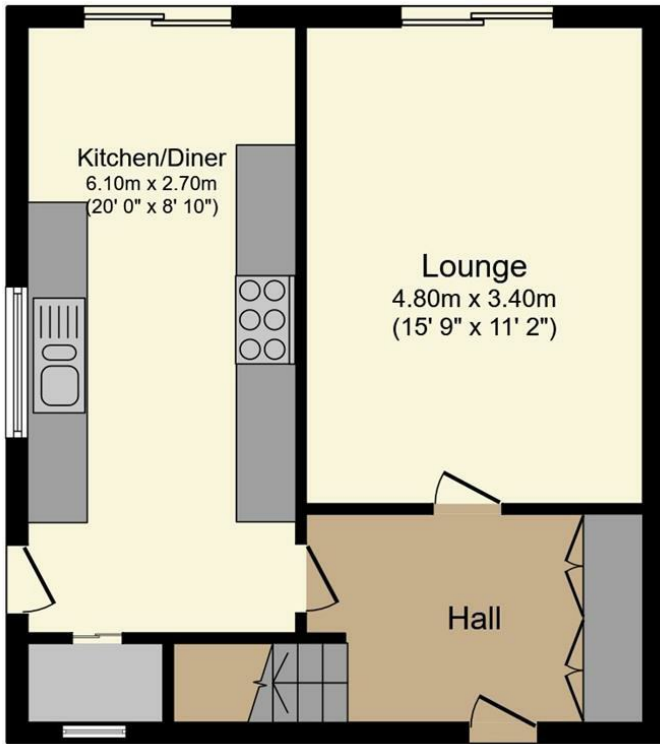
Access to the garage via a single door from the garden.

Garage

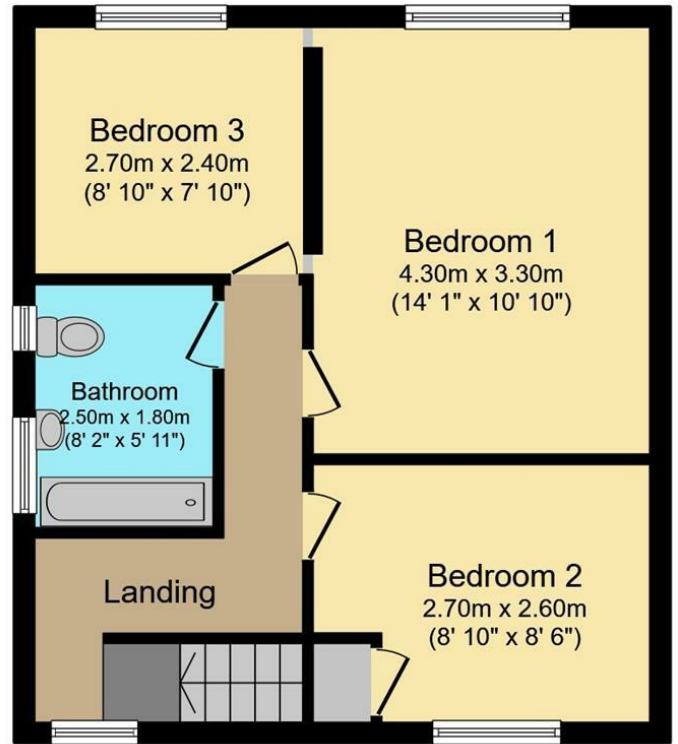
16'4" x 7'10" (4.98m x 2.39m)

An electric up and over door, ample storage space, power points and access to the rear garden.





Ground Floor
Floor area 43.3 m² (466 sq.ft.)



First Floor
Floor area 43.7 m² (470 sq.ft.)

TOTAL: 87.0 m² (937 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417

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.