



**29 Love Lane, Denbigh, Denbighshire,
LL16 3LT**

£145,000

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EPC - D59

Council Tax Band - B

Tenure - Freehold

Love Lane, Denbigh

2 Bedrooms - House - Terraced

Video Tour Available... A recently renovated two bedroomed 1860's stone cottage, set within the town of Denbigh. With a stunning newly fitted kitchen/breakfast room, finished to a high standard, open and spacious lounge and downstairs bathroom. To the first floor, two bedrooms, one with en-suite. Outside offers a landscaped sunny terraced garden with lawn and patio areas with stunning views over the roof tops of Denbigh and surrounding countryside. Ideal for first buyers/ investors! No Onward Chain!! EPC Rating D59.



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

uPVC door with obscure glazed window leads into:

Entrance Porch

Double glazed window to the side and further door leads into:

Lounge

13'5" x 9'4" (4.09 x 2.84)

A welcoming lounge with feature fireplace with inset log burner, power points, radiator, reading area with inset spotlighting and window to the front elevation.

Stairs and further accommodation off.

Kitchen/Breakfast Room

12'6" x 8'7" (3.81m x 2.62m)

Offering a newly fitted modern kitchen with a range of wall, drawer and base units with work surfaces over, stainless steel sink, electric hob with extractor hood above, integrated oven, space for dishwasher and fridge freezer, plumbing for washing machine, floor to ceiling cupboards for storage, inset spotlighting and central lighting, radiator, power points and double glazed window to the rear.



Rear Porch

Tiled flooring and uPVC double glazed door leading to the rear garden.

Bathroom

4'6" x 8'8" (1.37 x 2.64)

In white a three piece suite composing low flush W.C, wash basin, panelled bath with shower hose, tiled flooring, radiator and dual aspect obscure windows to the rear and side.

Landing

Doors off to further accommodation.

Bedroom One

14'8" x 8'10" (4.47 x 2.69)

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

En-Suite

5'5" x 3'11" (1.65m x 1.19m)

With low flush W.C, vanity unit and basin with tiled splash back.

Bedroom Two

8'5" x 8'6" (2.57 x 2.59)

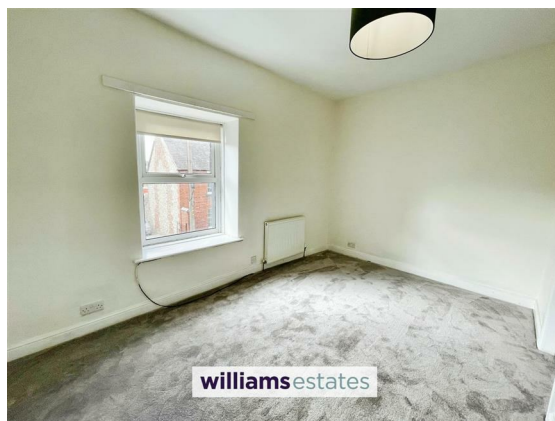
With radiator, power points, storage cupboard and uPVC window to the rear elevation enjoying views over the rear garden.

Outside

The property is approached via a rendered wall and gate giving way to the front garden.

The front offers low maintenance with decorative slate gravel and path leading to the front door.

The rear garden has been recently landscaped with steps up to a terraced garden bounded by stone walls, central lawn area, decorative slate gravel and steps up leading to a further raised patio balcony providing an ideal seating area, great for Al-Fresco Dining! Looking over the rooftops of the stunning countryside.





Ground Floor
Floor area 33.4 m² (360 sq.ft.)



First Floor
Floor area 21.5 m² (232 sq.ft.)

TOTAL: 54.9 m² (591 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		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.