

williams lettings



**3a Crown Square, Denbigh,
Denbighshire, LL16 3AA**

£625 PCM



EPC - D60 Council Tax Band - A Deposit - £625 PCM

Crown Square, Denbigh

1 Bedrooms - House - Detached

A large one bedroomed self contained duplex apartment comprising the whole of the second and third floor, above our Denbigh office, at Crown Square within Denbigh town centre. The accommodation is accessed by two flights of stairs so is not suitable for persons with restricted mobility. The apartment affords on the second floor a large open plan living room with dining area, modern fitted kitchen and cloakroom with WC. To the third floor there is one large bedroom, with walk in wardrobe, landing/study area and bathroom. The property has gas central heating, window shutters and there are far reaching views from the rear towards the Vale of Clwyd and from the front, views of Denbigh Castle and High Street. Ideally suited to a single person or couple. EPC rating D 60

Accommodation

Heavy front door with security deadlocks and glazed panel over leads into hallway with stairs off to first floor.

First Floor Landing

With radiator, power points, doors to cloakroom and living room. Window to the rear

Cloakroom

Having low flush W.C, pedestal wash basin, gas central heating boiler and window to the rear.

Open Plan Living Room and Kitchen

25'0" x 25'3"

Offering an open plan living and kitchen room with power points, radiator, two timber framed windows to the front elevation with views over Denbigh town and the Castle and timber framed window to the rear elevation with views over Denbigh rooftops and the Clwydian range.

The kitchen offers a range of wall, drawer and base units with work surfaces over, integrated oven and electric hob with extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine and tiled splash back.

Second Floor Landing

Stairs from first floor landing to second floor. Having timber framed window to the rear elevation, power points and radiator. Stairs off lead to the third floor.

Bedroom

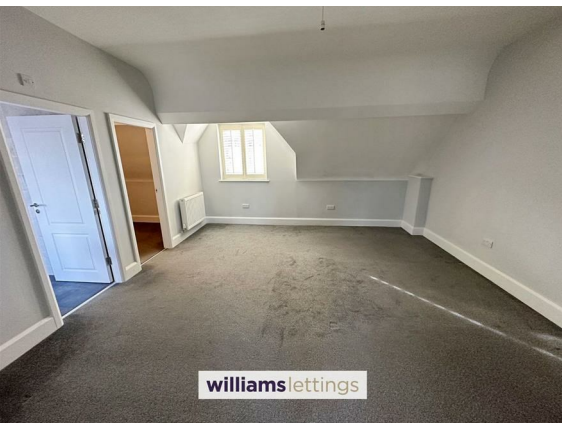
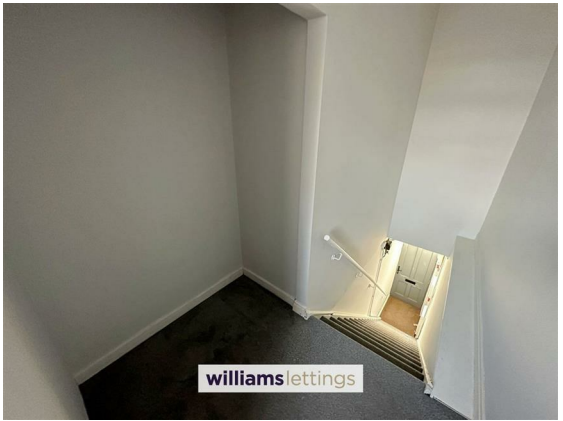
17'6" x 9'10"

Having two timber framed windows to the front elevation with feature stained glass panels, radiator and power points.


Bathroom

4'11" x 10'8"

Having panelled bath with shower over, pedestal wash basin, low flush WC, tiled walls around the bath, vinyl flooring, lighting and obscure window to the rear elevation.



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	60	
(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 299399

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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.