

**26 Park Street, Denbigh, Denbighshire,
LL16 3DB**

£220,000

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EPC - D67

Council Tax Band - C

Tenure - Freehold

Park Street, Denbigh

3 Bedrooms - House - Terraced

Video Tour Available... A well presented picturesque double fronted period cottage, situated in a sought after and convenient location within the very heart of the historic town of Denbigh. Comprising of two reception rooms, fitted kitchen, three bedrooms and family bathroom. To the outside, a private rear sunny garden, great for Al-Fresco dining! Further benefits include a new roof and rebuilt chimneys 12 months ago with guarantees. Viewing is essential. EPC Rating D67.



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

Solid oak flooring and further accommodation off.

Lounge

19'10" x 12'2" (6.05m x 3.71m)

A spacious lounge with feature fireplace and gas fire, wall lighting, radiator, power points, double-glazed sash window to the front and further double-glazed external door leads out onto the rear garden.

Stairs off to first floor and door leads into:

Kitchen

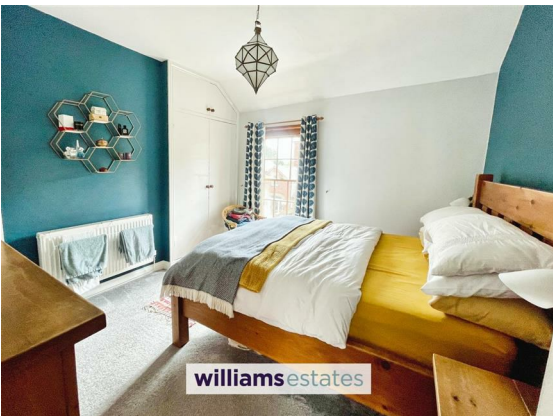
12'4" x 7'2" (3.76m x 2.18m)

Offering a range of wall, drawer and base units with granite work surfaces over, inset single bowl stainless steel sink unit with mixer taps, four ring gas hob with extractor hood above, electric oven and grill below, space for fridge freezer, tiled flooring, power points, window to the rear and further glazed door gives access to the rear garden.

Dining Room

12'1" x 10'10" (3.68m x 3.30m)

Having dual aspect double-glazed sash windows to the front, radiator, power points and solid oak flooring.



Landing

A bright landing with turning spindled staircase, arch shaped window to the rear elevation, loft access hatch and accommodation off.

Bedroom One

11'5" x 11'2" (3.48m x 3.40m)

Full length dual aspect built-in cupboards, radiator, power points and double glazed sash window to the front.

Bedroom Two

12'3" x 10'11" (3.73m x 3.33m)

Having radiator, power points and double glazed sash window to the front.

Bedroom Three

8'11" x 8'8" (2.72m x 2.64m)

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

Bathroom

9'0" x 8'1" (2.74m x 2.46m)

Offering a white modern suite with low flush W.C, vanity unit incorporating wash hand basin with mixer taps, shower cubicle with tiled splash back, inset roll-top bath with granite surround, radiator, built in airing cupboard, extractor fan, tiled flooring, partly tiled walls, inset spotlighting and double glazed obscure window to the rear.

Outside

The cottage is street fronted with a small wrought iron fence with steps up to the front door.

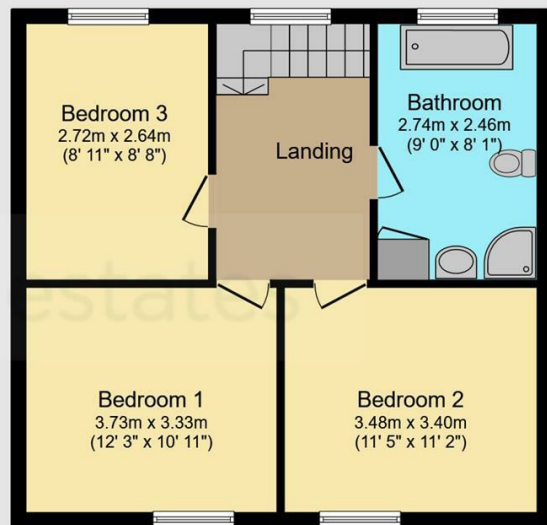
The rear garden enjoys a sunny and private position and is set over two levels. The ground level is paved for easy maintenance with steps up to an area which is laid with artificial grass.





Ground Floor

Floor area 53.7 sq.m. (578 sq.ft.)



First Floor

Floor area 53.7 sq.m. (578 sq.ft.)

Total floor area: 107.3 sq.m. (1,155 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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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