





# 7 Llys Clwyd, Denbigh, LL16 4AY

Offers Over £200,000

3 1 1





Welcome to 7 Llys Clwyd, a three-bedroom semi-detached home in a quiet cul-de-sac in Denbigh. Ideal for families or first-time buyers, this property offers a spacious lounge with an electric fireplace, a well-equipped kitchen with a dining area, and a private rear garden perfect for relaxation.

#### Room Measurements

Porch: 1.98m x 0.92m (6'6 x 3'0)

Lounge: 3.90m x 4.72m (12'10 x 15'6)

Kitchen/Diner: 4.93m x 2.59m (16'2 x 8'6)

Bedroom One: 3.94m x 2.72m (12'11 x 8'11)

Bedroom Two: 2.68m x 2.36m (8'10 x 7'9)

Bedroom Three: 2.12m x 2.69 (6'11 x 8'10)

Utilities: The Water, Gas and Electric are all connected to the mains supply

Tenure: Freehold

Construction Type: Standard

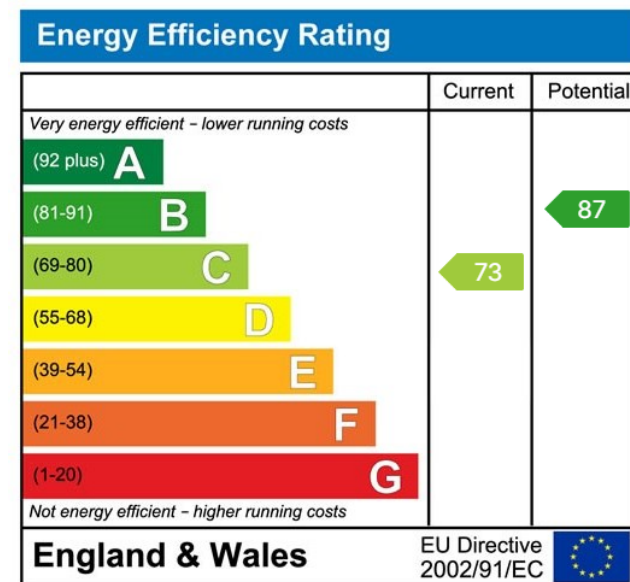
Council Tax Band: C

EPC: D





- Quiet cul-de-sac location
- Well-equipped kitchen with dining area
- Master bedroom with fitted wardrobes
- Close to local amenities and Denbigh town centre
- Spacious lounge with electric fireplace
- Private, well-maintained rear garden
- Driveway parking and attached garage



**llestates.co.uk**

High Street, Rhuddlan LL18 2UA

Important notice: LL Estates. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and LL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

01745 591811

[sales@llestates.co.uk](mailto:sales@llestates.co.uk)