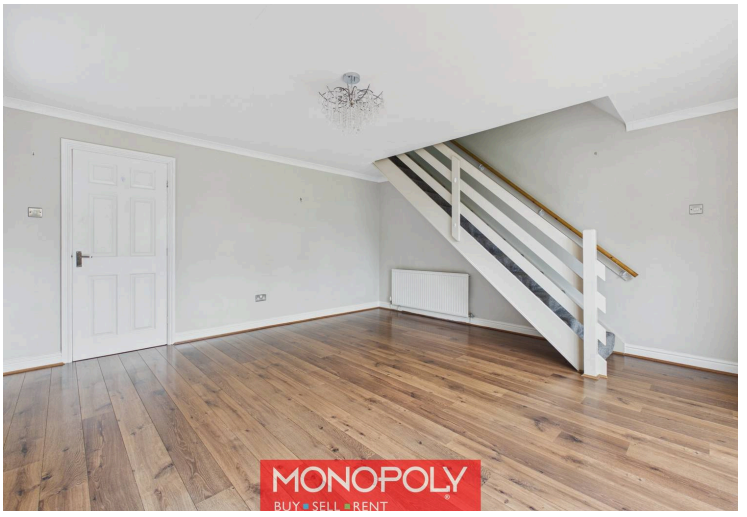






5 Cwm Eithin, Denbigh - LL16 5YW

£169,950 Freehold

A well-presented and spacious two-bedroom semi-detached home, situated in a pleasant cul-de-sac location, conveniently positioned for local schools, shops and everyday amenities. The property enjoys attractive views across the Vale from several front-facing windows and offers comfortable accommodation, making it an ideal choice for first-time buyers, small families or those looking to downsize.

The accommodation comprises a welcoming entrance hallway, a fitted kitchen with dining space and integrated appliances, and a generous living room with sliding patio doors opening directly onto the rear garden. To the first floor are two well-proportioned double bedrooms, including a spacious principal bedroom with fitted wardrobes, together with a family bathroom and useful built-in storage.

Externally, the property benefits from a driveway providing off-road parking, useful side storage space and a two-tier rear

Entrance Hallway
9' 1" x 4' 3" (2.76m x 1.30m)
A welcoming entrance hallway accessed via a UPVC front door with decorative glazing, featuring wood-effect laminate flooring, a radiator with decorative cover, coved ceiling and a front-facing window enjoying attractive views across the Vale. Doors lead into the kitchen and living room, while a useful cupboard houses the consumer unit.

Kitchen Diner
10' 5" x 9' 0" (3.17m x 2.75m)
A practical and well-appointed kitchen offering a range of pine-effect fitted wall and base units complemented by black granite-effect worktops and tiled splashbacks. Integrated appliances include an electric oven, hob with stainless steel extractor hood above, tall fridge freezer and dishwasher, with additional space and plumbing for a washing machine. Further features include a stainless steel sink, tiled flooring, recessed ceiling spotlights, coved ceiling and a wall-mounted Ideal combination boiler. There is ample space for a dining table, while a front-facing window provides natural light and attractive views across the Vale.

Living Room
15' 3" x 15' 0" (4.65m x 4.57m)
A generously proportioned living room providing a comfortable and versatile space for relaxing and entertaining. The room features wood-effect laminate flooring continuing through from the hallway, decorative feature wallpaper, a coved ceiling, central lighting and two radiators. Large sliding patio doors open directly onto the rear garden, allowing plenty of natural light into the room, while an additional high-level side window provides further light. A staircase leads to the first-floor.

Landing
6' 6" x 3' 1" (1.99m x 0.94m)
A carpeted staircase rises to the first-floor landing, providing access to both double bedrooms and the family bathroom. A ceiling hatch offers access to the loft space.

Master Bedroom
12' 2" x 11' 8" (3.71m x 3.55m)
A spacious and well-presented double bedroom featuring fitted carpet and a generous built-in wardrobe with mirrored sliding doors, providing excellent storage. Two rear-facing windows allow plenty of natural light into the room, with a radiator positioned beneath.

Bedroom 2
10' 4" x 8' 1" (3.16m x 2.47m)
A further well-proportioned double bedroom featuring fitted carpet, space for freestanding bedroom furniture and a front-facing window enjoying attractive elevated views across the Vale.

Bathroom
8' 6" x 6' 5" (2.59m x 1.96m)
Fitted with a three-piece suite comprising a low-level WC, pedestal hand wash basin and a deep panelled bath with electric shower over and fitted shower screen. The bathroom benefits from tiled splashbacks, tile-effect vinyl flooring, a radiator and a front-facing obscure-glazed window. A built-in cupboard with shelving provides excellent additional storage.


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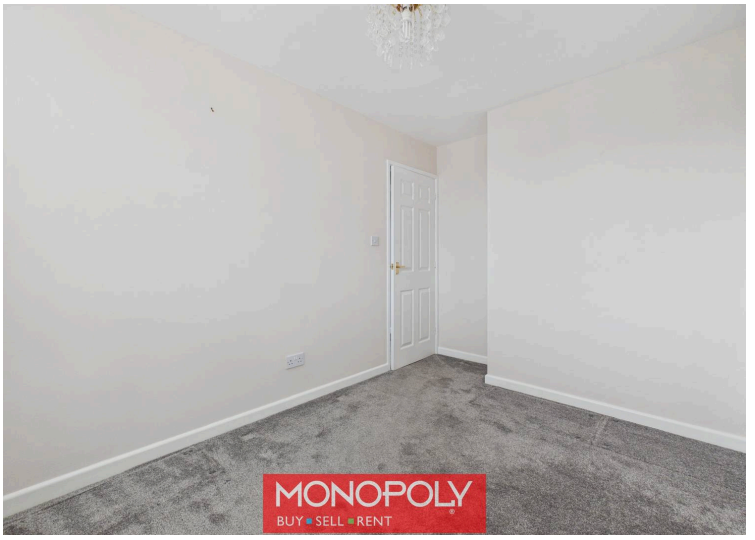

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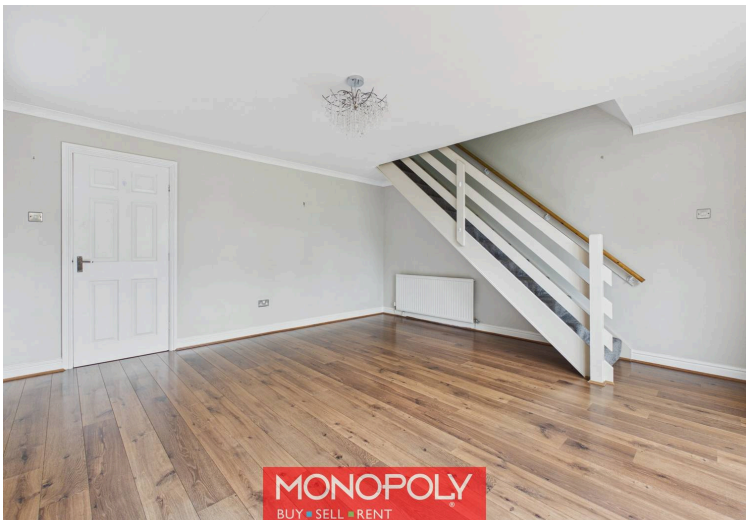

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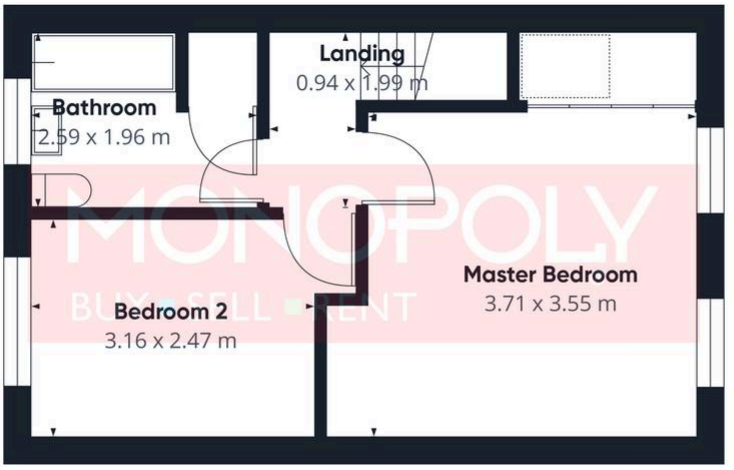

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Floor 0



Floor 1

S W E N

Approximate total area(1)

64.1 m²

Reduced headroom

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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