





17 Lon Glyn, Denbigh - LL16 5YG

£225,000 Freehold

A **spacious three-bedroom semi-detached property**, occupying a generous corner plot with a particularly good-sized, private and enclosed rear garden, offered for sale with NO ONWARD CHAIN.

The accommodation is well proportioned throughout and comprises an entrance hall, open-plan L-shaped lounge, dining area and fitted kitchen, three bedrooms and a family bathroom. The property also benefits from gas central heating, useful built-in storage and attractive views towards **Moel Arthur and Moel Famau** from the rear of the property.

Externally, a tarmac driveway provides off-road parking, while the generous corner garden offers a combination of lawn, paved and gravelled seating areas, mature planting and fruit trees. With its generous plot and practical family accommodation, the property offers plenty of scope for a purchaser to make it their own.

Entrance Hall
6' 3" x 3' 4" (1.90m x 1.01m)
Entered through a metal-framed glazed front door into a welcoming entrance hall with tiled flooring, radiator and stairs leading up to the first floor. Useful space for coats and shoes, lighting and a door leading into the open-plan living accommodation.

Lounge Area
13' 10" x 13' 7" (4.22m x 4.14m)
A spacious L-shaped, open-plan lounge, dining and kitchen area, creating a bright and versatile space well suited to both everyday family life and entertaining. The lounge area is generously proportioned and finished with carpeted flooring, with a large front-facing window allowing plenty of natural light having a radiator positioned beneath. Further features include a dado rail and coved ceiling, with the space flowing naturally through into the adjoining dining area.

Dining Area
8' 6" x 10' 0" (2.60m x 3.06m)
The dining area continues with matching carpet and provides ample space for a family dining table and chairs. A rear-facing window overlooks the garden with a radiator beneath, while the room flows naturally into the adjoining kitchen.

Kitchen Area
10' 0" x 8' 6" (3.06m x 2.60m)
The kitchen is finished with tiled flooring and fitted with a range of wood-effect wall and base units complemented by white laminate work surfaces and a matching white sink and drainer with mixer tap. There is space for a freestanding electric or gas cooker with an extractor hood above, together with designated spaces for a tall fridge freezer, washing machine and dishwasher. A cupboard houses the gas combination boiler, while a generous under-stairs storage cupboard provides additional practical storage. A rear door gives direct access to the garden.

Landing
9' 3" x 6' 6" (2.81m x 1.99m)
A carpeted first-floor landing with a side-facing window providing natural light. There is access to the loft via a ceiling hatch and doors leading to all three bedrooms and the family bathroom.

Master Bedroom
10' 8" x 10' 2" (3.26m x 3.10m)
A generous double bedroom with a large front-facing window enjoying a pleasant outlook. The room benefits from a radiator and provides ample space for additional freestanding bedroom furniture and storage.

Bedroom 2
10' 2" x 8' 10" (3.10m x 2.70m)
A good-sized double bedroom benefiting from fitted wardrobes and additional built-in shelved storage cupboards. A rear-facing window enjoys particularly attractive far-reaching views towards Moel Arthur and Moel Famau.

Bedroom 3
6' 8" x 6' 6" (2.02m x 1.97m)
A single bedroom, ideal for use as a child's bedroom, nursery or home office. Features include carpeted flooring, a front-facing window with radiator beneath.

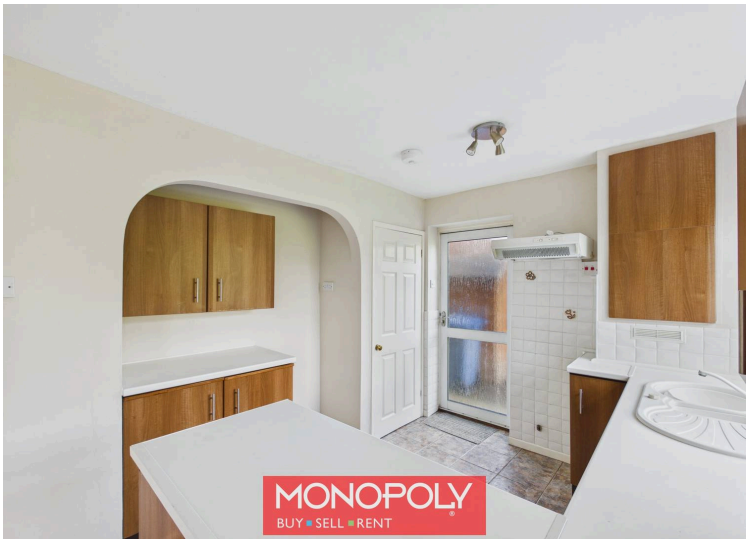
Bathroom
6' 9" x 6' 0" (2.07m x 1.83m)
Fitted with a three-piece suite comprising a pedestal wash basin, WC and panelled bath with electric shower above and glazed shower screen. The bath and sections of the walls feature wood-effect panelling to dado height, complemented by tiled splashbacks. Further features include vinyl flooring, a glass-fronted wall-mounted storage cupboard, radiator and a rear-facing privacy-glazed window.


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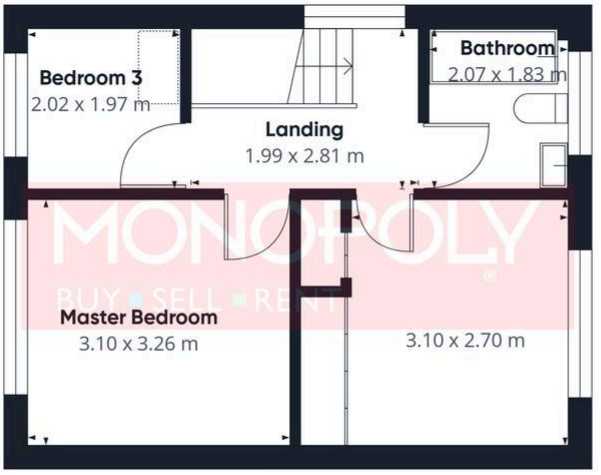

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Floor 0



Floor 1



Approximate total area(1)

66.1 m²

(1) Excluding balconies and terraces

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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