



## Hennessey Terrace, Bridge Street, Denbigh LL16 3SZ

**£78,500**

This charming one-bedroom home is ideally located in the heart of the town centre, offering easy access to excellent transport links and a wide range of local shops, cafés, and amenities. Combining comfort and convenience, the property features a cosy lounge with open fireplace, a bright modern kitchen, a spacious double bedroom, and a stylish bathroom. A private, low-maintenance garden provides the perfect outdoor retreat.

- One-Bedroom Terrace House
- Town Centre Location
- Freehold
- Ideal First-Time-Buy
- Excellent Transport Links
- Council Tax Band B



## Lounge

3.55 x 3.28 (11'7" x 10'9")

A cosy carpeted lounge with a black brick fireplace and open fire, perfect for relaxing. The double-glazed front window lets in plenty of light, and built-in storage helps keep the space tidy. Two storage heaters provide warmth throughout the year.

## Kitchen

2.38 x 2.91 (7'9" x 9'6")

A bright white kitchen with dark tiled flooring and white splashback tiles. It includes an oven, four-burner hob, and extractor fan, plus a double-glazed window looking out to the garden. A back door with an obscure panel leads outside. There's also a small fan heater, and carpeted stairs lead up to the bathroom and bedroom.

## Bedroom

3.46 x 3.85 (11'4" x 12'7")

A comfortable carpeted double bedroom with two UPVC windows to the front. It has a storage heater for warmth and a wooden door leading to the landing.

## Bathroom

2.39 x 1.74 (7'10" x 5'8")

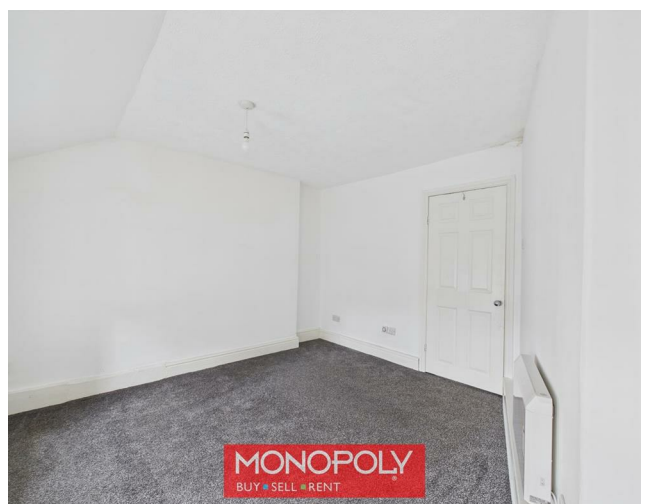
A clean, modern bathroom with wood-effect vinyl flooring and sparkly PVC panelled walls. Features include a large glass shower enclosure with electric unit, toilet, sink with storage, and blow heater. Lighting is provided by flush-mounted ceiling and wall lights, and an obscure rear window allows in light while maintaining privacy.

## Garden

A low-maintenance concrete garden surrounded by white stone walls and wooden fencing with a gate. It's a private outdoor space.

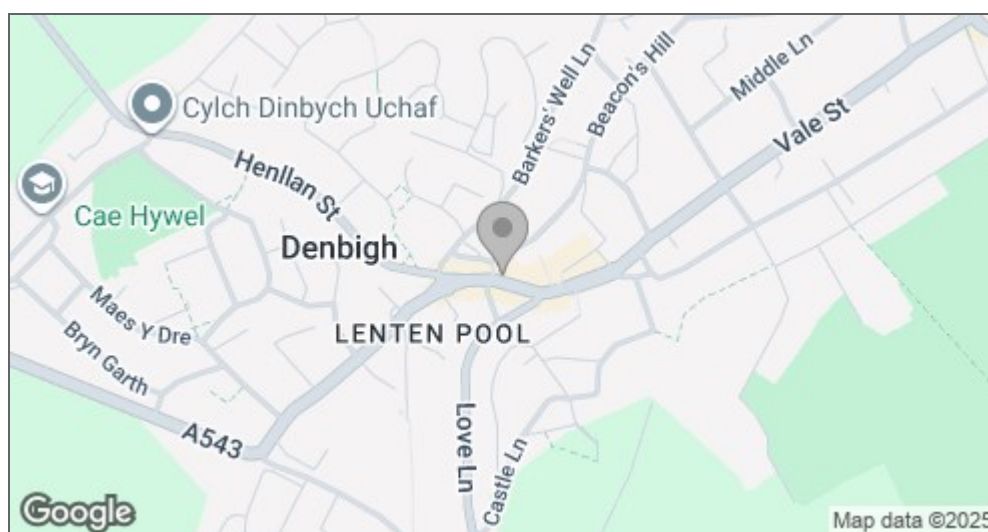












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

