



Bron Y Graig Barkers Well Lane, Denbigh – LL16 3YL
£295,000

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Denbigh

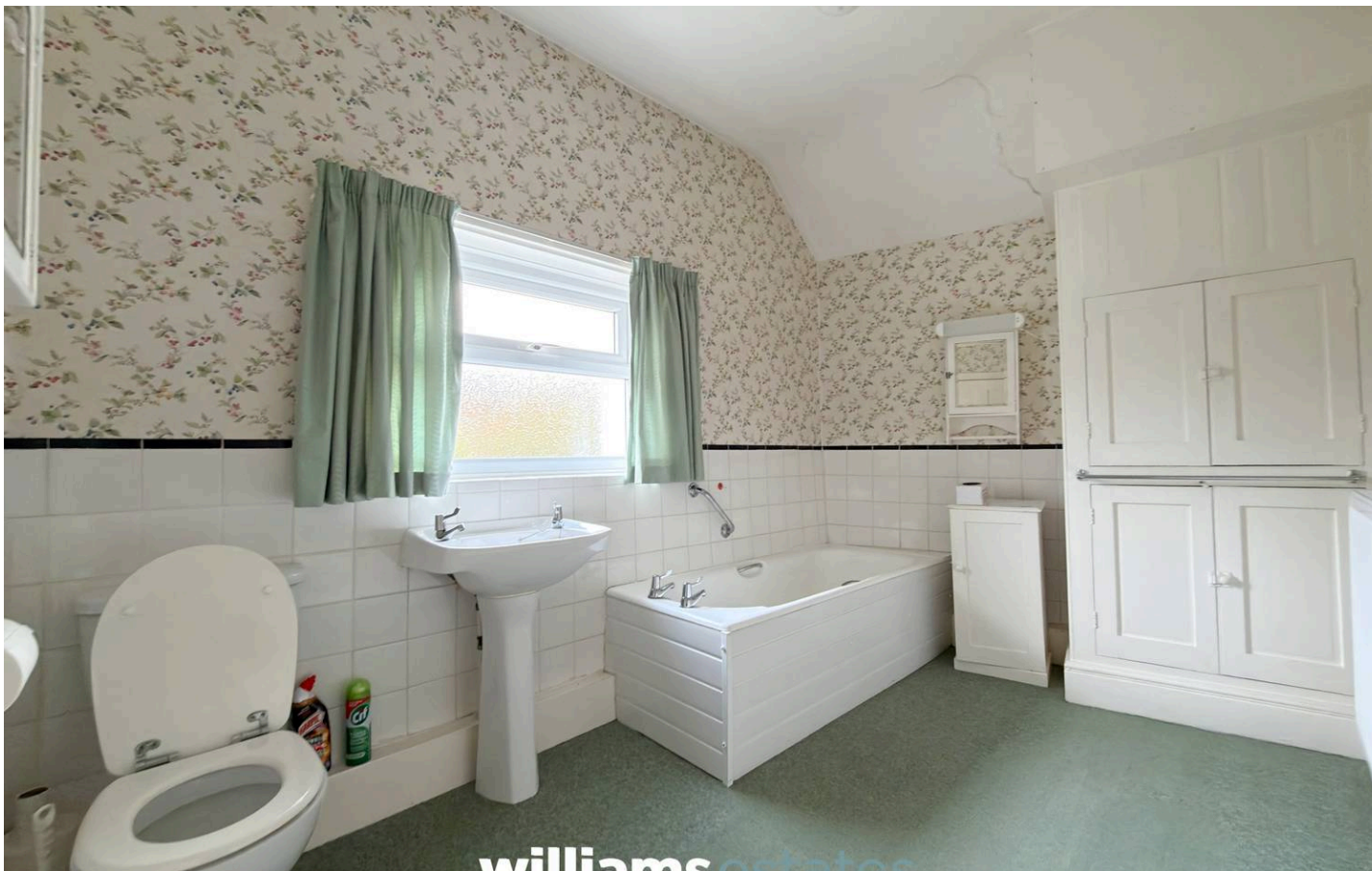
A rare opportunity to acquire a substantial four-bedroom detached property, occupying a generous plot on Barkers Well Lane in Denbigh, with the added benefit of substantial outbuildings offering excellent versatility and potential for additional income, subject to the necessary planning and building regulations consents.

Bron Y Graig provides well-proportioned accommodation arranged over two floors and would make an ideal family home, while also offering considerable scope for those looking for additional space for home working, hobbies, storage or potential ancillary accommodation.

The property briefly comprises an entrance hall, a spacious living room, dining room, fitted kitchen and a useful ground floor double bedroom. To the first floor are three further double bedrooms and a family bathroom, providing four bedrooms in total.

Externally, the property is approached via the front garden, with a spacious, low-maintenance garden extending to the side of the property. The gardens provide a good degree of privacy and useful outdoor space, with a further outbuilding providing practical storage for garden equipment and a separate shed.





Entrance hall

17' 5" x 13' 3" (5.31m x 4.05m)

Accessed via a wooden glazed entrance door, the hallway provides access to all ground floor rooms and features a staircase rising to the first floor.

Living room

13' 0" x 10' 10" (3.96m x 3.31m)

A bright and airy room featuring a double-glazed window to the front elevation, providing plenty of natural light, together with a radiator.

Bedroom Three

13' 8" x 9' 7" (4.16m x 2.93m)

A well-proportioned bedroom featuring a glazed window to the front elevation, providing good natural light, together with a radiator.

Dining room

14' 11" x 14' 2" (4.54m x 4.32m)

A spacious dining room featuring a glazed window to the side elevation, recessed storage cupboard and two radiators, with access leading through to the kitchen.

Kitchen

12' 0" x 9' 3" (3.65m x 2.82m)

The kitchen comprises complementary worktops with matching wall and base units, a stainless steel drainer sink with mixer tap over, tiled splashbacks, a uPVC double-glazed window to the side elevation and a radiator.

Pantry

6' 6" x 4' 1" (1.98m x 1.25m)

A useful pantry cupboard providing excellent storage, fitted with shelving and a marble worktop, together with an obscure glazed window to the side elevation.



Landing

8' 6" x 5' 11" (2.59m x 1.80m)

A bright and spacious landing featuring a glazed window to the side elevation, allowing plenty of natural light, with doors leading to all first-floor rooms.

Versatile Room

18' 1" x 12' 0" (5.51m x 3.67m)

A bright and spacious multi room, which could be used as a music room, lounge, bedroom or office. Featuring a glazed window to the front elevation, an attractive original fireplace and two radiators. The room also features a 1914 Steinway, Model O, grand piano free of charge.

Primary Bedroom

15' 1" x 13' 6" (4.60m x 4.12m)

A bright and airy double bedroom featuring a glazed window to the side elevation, a useful recessed storage cupboard and a radiator.

Bedroom Two

12' 1" x 11' 10" (3.68m x 3.60m)

A well-proportioned double bedroom featuring a glazed window to the front elevation, providing good natural light, together with a radiator.

Bathroom

11' 8" x 7' 4" (3.55m x 2.24m)

A spacious bathroom comprising a low-flush W.C., panelled bath with shower over, pedestal wash hand basin, half-tiled walls, useful storage cupboards, radiator and a uPVC double-glazed window to the side elevation.

Downstairs W.C.

6' 7" x 2' 3" (2.01m x 0.68m)

Under Stair W.C.



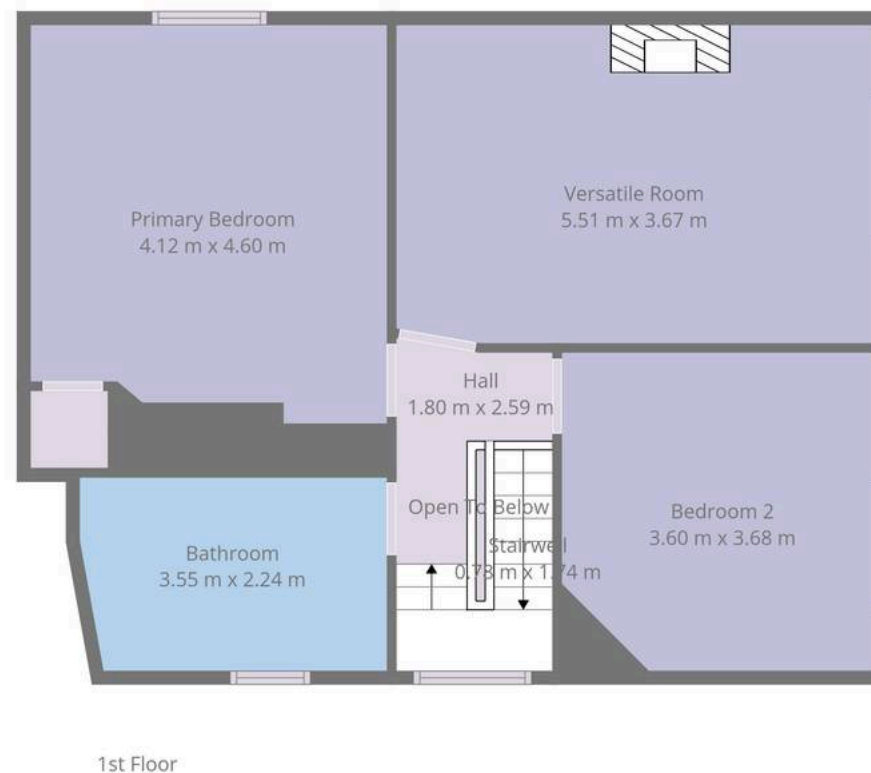
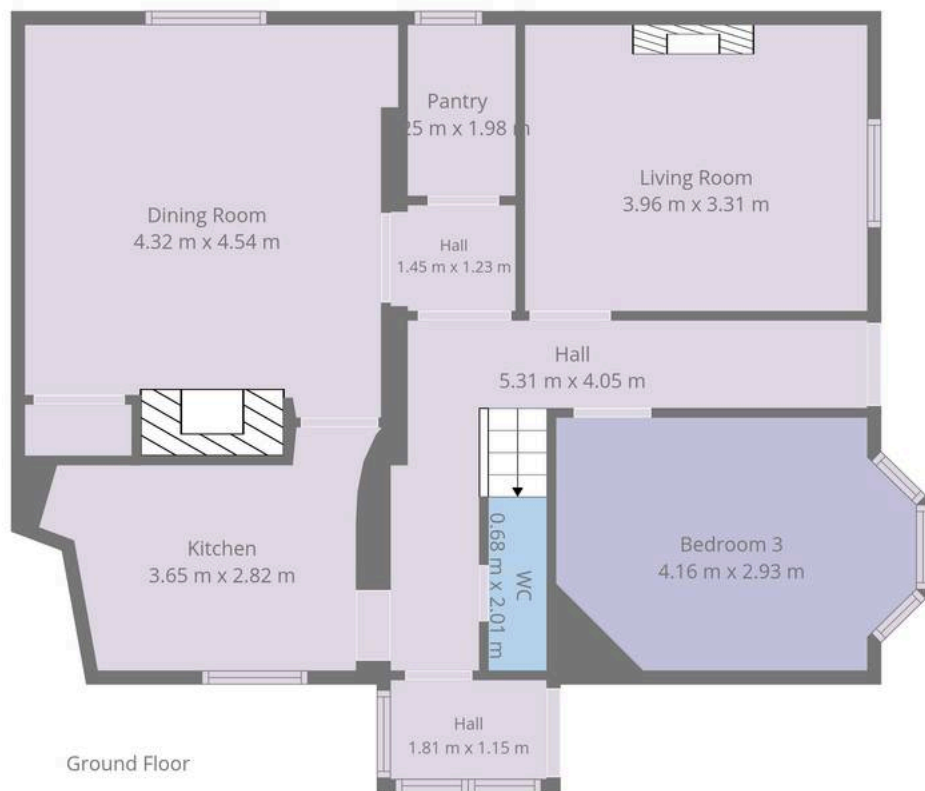


GARDEN

Garages

Off street parking for ample vehicles

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Total: 144 m2
 Ground Floor: 75 M2, 1st Floor: 69 m2
 Excluded Areas: Stairwell: 2 M2, Walls: 11 m2





Williams Estates Denbigh Office

Williams Estates, 1-3 Crown Square – LL16 3AA

01745817417 • Denbigh@williamsestates.com • www.williamsestates.com

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