

LOT
76

1 Crown Mews, Crown Lane, Denbigh, Clwyd LL16 3AA

*GUIDE PRICE £70,000+



- **Residential investment producing a rental income of £7,200 per annum. Double glazing. Central heating. Driveway. Roof terraced garden.**

Description A three storey four bedroomed modern town house property benefiting from double glazing, central heating, allocated parking and a decked roof terrace garden. The property is currently let by way of an Assured Shorthold Tenancy producing £7,200 per annum.



Not to scale. For identification purposes only

Situated Fronting Crown Lane which is accessed via High Street (A543) within Denbigh town centre with stunning views across the Vale of Clwyd. Denbigh is a picturesque, bustling market town steeped in history with excellent schools and facilities.

Ground Floor Entrance Hall, Breakfast Room/Kitchen, WC, Stairs to Lounge, Study.

First Floor Two Bedrooms, Bathroom/WC.

Second Floor Two Bedrooms (shared en-suite Shower Room/ WC)

Outside Allocated Parking, Decked Roof terrace Garden.