

LOT

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ON BEHALF OF LPA RECEIVERS

# 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 bed roomed 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.