



## **60 Erw Salusbury, Denbigh, LL16 3HN**

### **Guide Price £230,000**

**A well presented 2 bedroom bungalow linked by garage situated on the favourable Erw Salusbury Estate being a short walk from Denbigh town centre. Denbigh provides a wealth of amenities and being within easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network. The property maybe of interest to a wide spectrum of purchasers.**

**Accommodation :- Front Entrance, Porch, Hall, Bedroom One, Lounge, Bedroom Two, Kitchen, & Bathroom**

**FOR SALE BY PRIVATE TREATY**

## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated within the popular estate of Erw Salusbury being ideally situated within close proximity to local schools, shops and town amenities. Attractions in the town of Denbigh include library, museums, Theatre Twm or Nant, Denbigh Castle and the castle walls.

From our Denbigh office proceed down Vale Street, at the traffic lights take a right onto Ruthin road, take a left hand turn signposted Trewen, follow this road taking the third right onto Erw Salusbury and the property can be seen on your left hand side close to the small sitting area.



### DESCRIPTION

A spacious and well presented link detached bungalow of character having recently benefited from decorating work. Internal viewing is highly recommended.

The accommodation briefly comprises :-

#### FRONT ENTRANCE

#### PORCH

Tiled floor

#### 'L' SHAPED HALL

Airing cupboard with central heating radiator, access to loft and central heating radiator.

#### BEDROOM ONE

11'5" x 10'1" (3.48m x 3.08m)

With window to front aspect, carpeted floor and central heating radiator.



#### LOUNGE

16'11" x 11'11" (5.17m x 3.64m)

With window to front aspect, gas fireplace, carpeted floor and central heating radiator.



#### BEDROOM TWO

11'10" x 11'10" (3.63m x 3.62m)

Spacious bedroom with window to rear aspect, carpeted floor and central heating radiator.



#### KITCHEN

13'10" x 10'0" (4.24m x 3.05m)

Having timber effect floor and wall units, stainless steel sink



unit, single built under electric oven, stainless steel gas hob, stainless chimney extractor fan, partly tiled walls, window to rear aspect with views of open countryside, door to rear garden, tiled floor and two central heating radiators.



### **BATHROOM**

6'10" x 6'3" (2.09m x 1.93m)

Modern bathroom suite comprising bath with Mira electric sports shower over, tiled walls, wc, pedestal wash hand basin, vinyl floor and central heating radiator.



### **OUTSIDE**

Tarmacadam drive providing allocated off road parking, lawned area with small red brick surround, pedestrian side access providing spacious garden to the rear to include lawned area, garden shed, pedestrian access to rear of single garage and coal house.



### **ATTACHED SINGLE GARAGE**

To include concreted floor, electric meter box and mains gas.



### **SERVICES**

We are given to understand that Mains Electricity, Mains Water, Mains Gas and Mains Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

### **TENURE & POSSESSION**

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

### **VIEWING ARRANGEMENTS**

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

### **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and

other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

### **TOWN & COUNTRY PLANNING**

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

### **PLANS & PARTICULARS**

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

### **IMPORTANT**

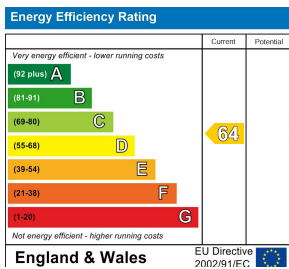
1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

### **BUYING PROCEDURE**

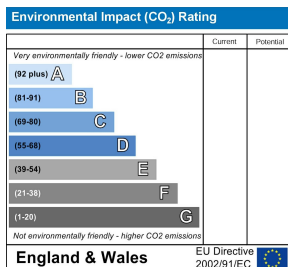
Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

### **SELLING PROCEDURE**

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



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45 High Street, Denbigh, Clwyd, LL16 3SD  
 Tel: 01745 812049 | Fax: 01745 812180  
 enquiries@cloughco.com  
 www.cloughco.com



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 Auctioneers, Valuers, Surveyors, Land & Estate Agents