

80 Crud Y Castell, Denbigh, Denbighshire, LL16 4PX



ESTATE AGENTS

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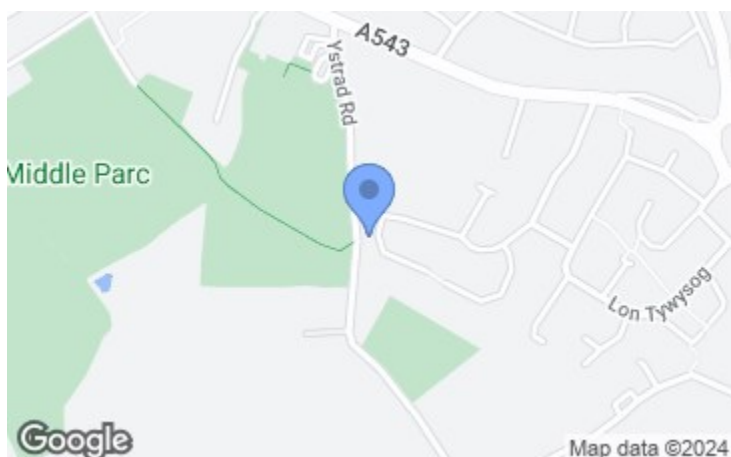
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Ground Floor

First Floor



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	87
(81-91) B	
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80 Crud Y Castell

Denbigh, Denbighshire,
LL16 4PX

Price
£250,000

A beautifully appointed three bedroom detached house with integral garage and private west facing gardens to the rear adjoining Ystrad Road and with views across town towards the historic Castle and town centre. The accommodation, which has benefitted from recent upgrading with replacement UPVC double glazed windows and upgraded gas central heating and heating system, affords: entrance porch opening through to the hall, a bright and spacious lounge with adjoining dining room, fitted kitchen and large utility room/side porch. First floor landing with bedroom one affording views across Crud y Castell towards Moel Famau and the Clwydian Hills, bedroom two with fitted wardrobes, bedroom three and new luxury bathroom suite. Wide driveway with parking for two cars, integral single garage, enclosed private garden to the rear with patio and split-level lawned garden. Crud y Castell is a popular residential area located to the lower part of Denbigh within easy reach of a wide range of local facilities..

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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LOCATION

Denbigh is an historic market town centred on the Castle located to the western end of the Vale of Clwyd. The town is roughly seven miles from the A55 Expressway at St Asaph, which provides excellent access towards the North Wales coast and Chester, whilst Denbigh provides a good range of shopping facilities, particularly to the lower part of Vale Street, together with a leisure centre and swimming pool.

VIRTUAL TOUR

A 360 VIRTUAL TOUR IS AVAILABLE ON-LINE

THE ACCOMMODATION COMPRISES:

UPVC double glazed front door leading to:

HALL

With wood laminated flooring in part, staircase rising off and panelled radiator.

LOUNGE

4.11m x 3.53m (13'6" x 11'7")

A bright and spacious room with double glazed window to the front, tv point and panelled radiator.

DINING ROOM

3.61m x 2.34m (11'10" x 7'8")

A light room with pleasing westerly aspect over the rear garden, UPVC double glazed window and panelled radiator.

KITCHEN

3.63m max x 2.64m (11'11" max x 8'8")

Fitted with a range of base and wall mounted cupboards and drawers with a beech coloured finish to door and drawer fronts and contrasting granite effect working surfaces to include inset single drainer sink, built-in double oven and four-ring gas hob with extractor hood above. Tiled splashbacks, slate effect tiled flooring, double glazed window, deep and enclosed understairs cupboard and panelled radiator.

UTILITY ROOM/SIDE PORCH

2.74m x 2.21m (9'0" x 7'3")

Fitted base unit to one wall with granite effect working surface, slate tiled floor to match the kitchen, void and plumbing for washing machine, double glazed windows and door to the side. Internal door leading to the garage.

FIRST FLOOR LANDING

Access to roof void and shelved linen cupboard.

BEDROOM ONE

3.58m x 2.92m (11'9" x 9'7")

Double glazed window to the front with views across Crud y Castell towards Moel Famau and the Clwydian Hills. Laminated flooring and panelled radiator.

BEDROOM TWO

3.63m x 2.95m (11'11" x 9'8")

To include a range of out-built mirror fronted wardrobes running the extent of one wall, providing a combination of hanging rails and shelving. Double glazed window to the rear with pleasing westerly views towards the town centre and Castle. Panelled radiator.

BEDROOM THREE

2.62m x 2.13m (8'7" x 7'0")

Fitted bulk head cupboard with shelving, double glazed window to the front and panelled radiator.

BATHROOM

2.08m x 1.68m (6'10" x 5'6")

Newly refurbished with a luxury white suite comprising 'P' shaped bath with glazed screen and a high output thermostatic shower over with monsoon style head, fitted cabinet incorporating wash basin and wc. Attractive wall and floor tiles, double glazed window and radiator.

OUTSIDE

Wide tarmac drive to the front providing parking two cars with open planned lawned area adjoining and gate access to both sides leading to the rear.

INTEGRAL GARAGE

5.59m x 2.39m (18'4" x 7'10")

With up and over door to the front, electric light and power installed, wall mounted gas fired combination boiler providing heating and hot water.

REAR GARDEN

There is a flagged patio area adjoining the side porch and rear of the house, with adjoining lawn and a low level stone wall with sloping lawn leading upwards to a newly planted hedge which forms the rear boundary. It is a private area with open westly aspect.

TENURE

The property is Freehold.

COUNCIL TAX

Denbighshire County Council - Council Tax Band D.

DIRECTIONS

From the Agent's Denbigh Office proceed down Vale Street and on reaching the traffic lights turn right onto Ruthin Road. Continue for about 0.6 mile and take the second right into Crud y Castell. Follow the estate road to the farthest point within the development and the property will be found on the right hand side.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF