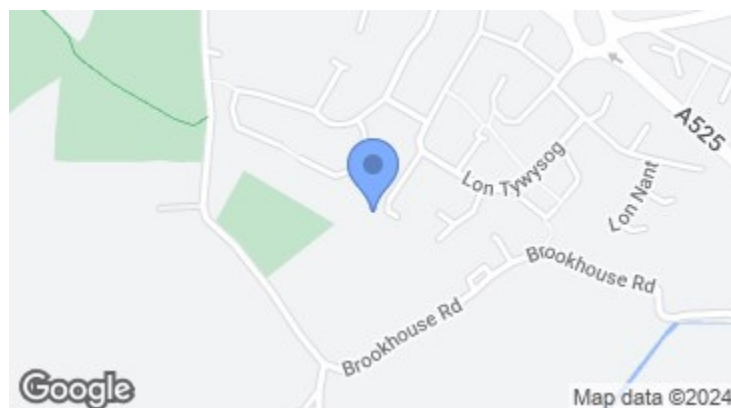


FLOOR 1

GROSS INTERNAL AREA
TOTAL: 979 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		86
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-91) B		
(69-90) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



18 Hilary Close

Denbigh, Denbighshire,
LL16 4AS

Price
£245,000

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.

Cavendish Ikin trading as Cavendish Residential.

A WELL PRESENTED 2 BEDROOM DETACHED BUNGALOW STANDING WITHIN IN VERY LARGE SOUTH-WEST FACING GARDENS IN A CORNER PLOT TO THIS POPULAR RESIDENTIAL AREA ABOUT 1 MILE FROM THE CENTRE OF DENBIGH.

The bungalow affords an L-shaped reception hall, spacious lounge with attractive fireplace and wide picture window, dining room, modern conservatory with a lovely aspect over the large lawns, fitted kitchen and side porch. Two double bedrooms, modern shower room, double glazing and gas heating.

Long drive with parking and detached garage. Lawned garden to front. Extensive lawns with patio and shed to rear together with a further lawned garden held under an annual licence.

Inspection recommended.



LOCATION

Denbigh is an historic market town with Castle situated within the beautiful Vale of Clwyd. The town is approximately 7 miles off the A55 Expressway at St Asaph which provides excellent access along the North Wales Coast to Chester and the motorway network beyond. The town provides a good range of shopping facilities catering for most daily needs, leisure centre with swimming pool, golf club and has numerous recreational / sports clubs. The Snowdonia National Park is within 1 hours drive providing an extensive range of activities for the outdoor pursuits enthusiast.

3D VIRTUAL TOUR

Available to view on-line.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC double glazed door with a full depth glazed panel to side leading to reception hall.

RECEPTION HALL

L-shaped reception hall with coved ceiling, access to roof void, panelled radiator.

LOUNGE

6.05m x 3.35m (19'10" x 11')



A spacious and well lit room with a wide picture window to the front elevation, feature Adam style fireplace with marble effect surround, marble insert and hearth and a coal effect Living Flame gas fire. Coved ceiling, wall light points, TV point, panelled radiator.

**DINING ROOM**

2.79m x 2.46m (9'2" x 8'1")



Double glazed patio window opening to the conservatory, coved ceiling, wall light points, panelled radiator.

CONSERVATORY

3.23m x 2.11m (10'7" x 6'11")



Designed to take full advantage of the pleasing aspect over the rear garden, it has UPVC double glazed windows and twin doors opening to the garden, a pitched polycarbonate roof and ceramic tiled flooring.

KITCHEN

3.18m x 2.46m (10'5" x 8'1")



Fitted with a modern range of base and wall mounted cupboards and drawers with a light Shaker style finish to door and drawer fronts and contrasting woodgrain effect working surfaces to include an inset one and half bowl white glazed sink with mixer tap and drainer, inset four ring gas hob together with oven and convector hood, void and plumbing for washing machine, integrated fridge freezer, pantry cupboard with shelving, modern Glow Worm gas fired combination boiler providing heating and hot water. Double glazed window with pleasing aspect over the rear garden, pelmet lighting. Panelled and glazed door to side porch.

SIDE PORCH

1.96m x 1.30m (6'5" x 4'3")

Out built side porch with double glazed windows and door leading out.

BEDROOM ONE

4.57m x 2.97m (15' x 9'9")



Wide double glazed window to front, coved ceiling, pine boarded flooring, panelled radiator.

BEDROOM TWO

3.53m x 2.84m (11'7" x 9'4")



Double glazed window with pleasing aspect over the south facing rear garden, coved ceiling, panelled radiator.

SHOWER ROOM

2.54m x 1.93m (8'4" x 6'4")



Refurbished with a modern white suite comprising floor level tray with wide glazed

screen and high output shower over, vanity with large shaped bowl and storage cupboard beneath, low level WC, fully tiled walls to a stone effect finish, double glazed window, chrome towel radiator.

OUTSIDE

The property stands at the head of the cul de sac with a shared driveway leading into this and the adjoining house and thereafter the drive widens to provide parking for three cars and access to a detached garage. To the front is a low level wall and shaped lawn with access to either side leading to the rear.

REAR GARDEN

The rear garden is a particular feature of the bungalow as it is large with a splendid southerly aspect overlooking nearby farmland. It is mainly divided into two large lawns with pathways and a wide patio area adjoining the garage, a gravelled area, timber framed and panelled garden shed.

ADDITIONAL GROUNDS

Adjoining the rear garden of this and a number of bungalows on Hilary Close is a large area of well maintained grounds in the ownership of Denbighshire County Council. The vendors pay an annual licence fee of £28.57 to have the use and enjoyment of the area immediately adjoining their property. The owner of 1 of the properties has the licence in his sole

name and pays £200 pa, the remaining 6 property owners then pay their share direct to him.

GARAGE

5.56m x 2.54m (18'3" x 8'4")

Metal up and over door in, three single glazed windows, electric light and power installed.

DIRECTIONS

From the Agent's Denbigh Office proceed down Vale Street and turn right at the traffic lights onto Ruthin Road. Proceed past the High School and take the second right hand turn thereafter into Crud Y Castell. Take the first left and at the junction bear right whereupon Hilary Close is then the first turning on the right hand side, Number 18 will be found on the right hand side, near the head of the cul-de-sac.

TENURE

Understood to be Freehold.

COUNCIL TAX

Denbigh County Council - Tax band D

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

HE/PMW