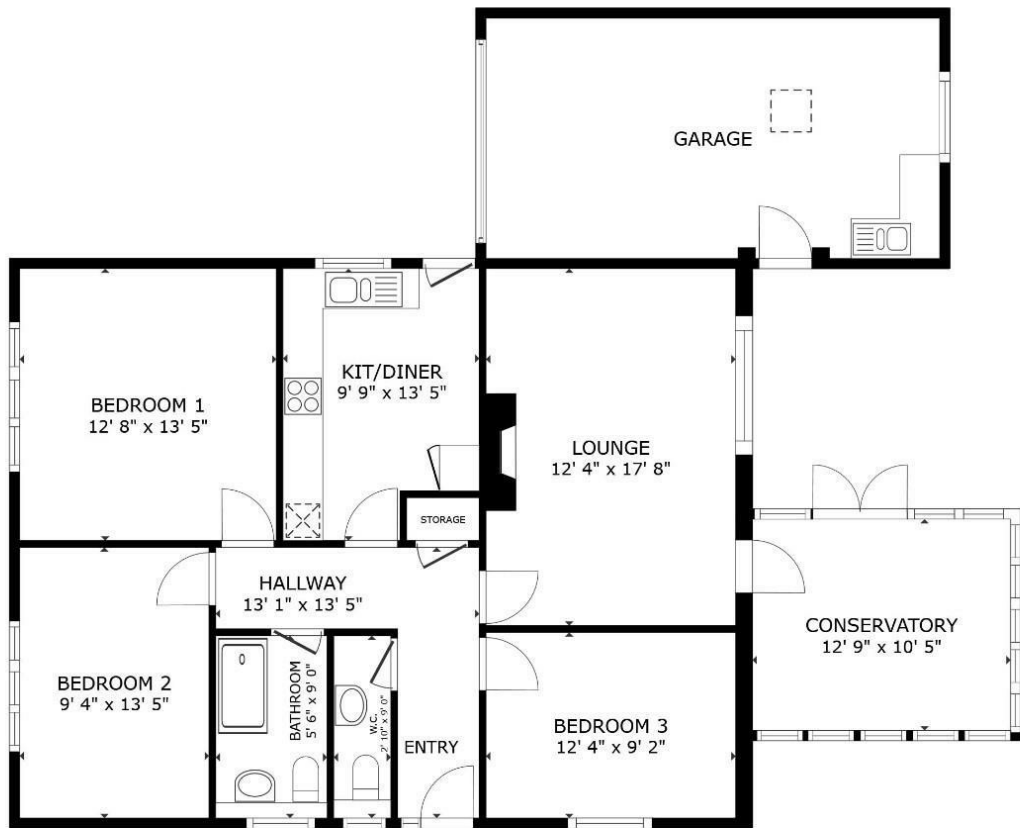


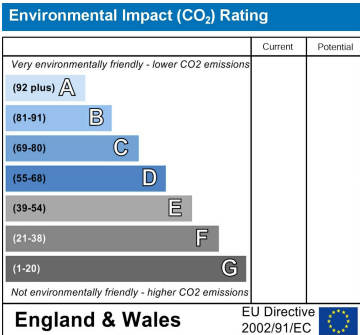
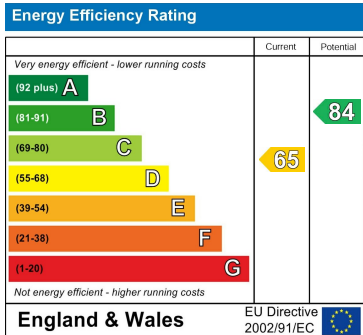
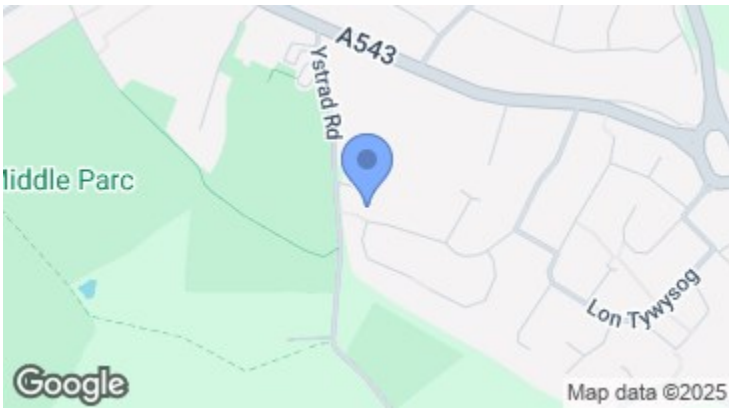
74 Crud Y Castell, Denbigh, Denbighshire, LL16 4PQ



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,112 sq.ft.
EXCLUDED AREAS : GARAGE 267 sq.ft.
TOTAL : 1,112 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport —



Cavendish

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74 Crud Y Castell

Denbigh, Denbighshire,
LL16 4PQ

Price
£325,000

DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED BUNGALOW, modernised and refurbished to a high standard to provide a well presented home benefiting from a large conservatory and extended double garage in tandem.

Located near to the head of this popular residential cul de sac convenient for access to Ruthin Road and beyond to the village centre, schools and town centre. It affords side L shaped reception hall, spacious lounge with adjoining conservatory, modern fitted kitchen/dining room, three bedrooms, luxury shower room with WC and separate refurbished cloakroom and WC. Gas central heating, double glazing, wide tarmacadam drive providing ample space for parking three cars together with an attached double garage in tandem. Open plan lawned garden to front with enclosed and private westerly facing garden to rear with lawn, patios and aluminium framed greenhouse. 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 Eryri National Park is within 1 hours drive providing an extensive range of activities for the outdoor pursuits enthusiast.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

UPVC and double glazed door leading to L shaped reception hall.

RECEPTION HALL

Pull down ladder to part boarded and insulated loft space, fitted linen cupboard with a pre lagged cylinder, immersion heater and slatted shelving, panelled radiator.

LOUNGE

5.38m x 3.76m (17'8" x 12'4")



A spacious room with an attractive Adams

style fireplace and hearth in white marble with inset Living Flame coal effect gas fire, coved ceiling, wall light points, TV point, oak flooring, wide double glazed patio window with vertical blinds, glazed door to conservatory, panelled radiator.

**CONSERVATORY**

3.89m x 3.18m (12'9" x 10'5")



A large room which greatly adds to the accommodation. It affords a predominately westerly aspect with double glazed windows to two sides, upper level double glazed windows to the third and a pitched polycarbonate roof, matching oak flooring, twin glazed doors leading to a secluded patio, TV point, panelled radiator.

KITCHEN/DINING ROOM

4.09m x 2.97m (13'5" x 9'9")



Fitted with a modern range of base and wall mounted cupboards and drawers with

a light wood grain effect finish to door and drawer fronts, contrasting stone effect working surfaces to include an inset one and half bowl sink with mixer tap and drainer, inset four ring electric hob with glass tiling and a stainless steel extractor hood above, integrated double oven, fridge, freezer, dishwasher, tiled splashbacks, double glazed window, ceiling downlighters, concealed lighting to the wall mounted cupboards, tile effect floor finish, panelled radiator, double glazed door to the driveway.

**BEDROOM ONE**

4.09m x 3.86m (13'5" x 12'8")



Double glazed window to front, panelled radiator.

BEDROOM TWO

4.09m x 2.84m (13'5" x 9'4")



Double glazed window to front, panelled radiator.

BEDROOM THREE

3.76m x 2.79m (12'4" x 9'2")



Double glazed window to side, panelled radiator.

SHOWER ROOM

2.74m x 1.68m (9' x 5'6")



Modern luxury suite comprising large floor level shower tray with two glazed screens and electric shower over, fitted cabinet to one wall incorporating wash basin and WC with fitted cupboards and shelving, fully boarded walls for low maintenance to a marble effect finish, boarded ceiling with downlighters and extractor fan, stone effect floor finish, chrome towel radiator.

CLOAKROOM

Modern suite comprising wash basin with tiled splash and low level WC, double glazed window, downlighters, tile effect floor finish, chrome towel radiator.

OUTSIDE

The property stands near the head of the cul de sac with an open plan lawned garden to front together with a long tarmac driveway providing ample parking for three cars and access to an attached double garage in tandem.

DOUBLE GARAGE

7.82m x 3.05m (25'8" x 10')

Fitted base and wall units with sink benefiting from hot and cold supply, modern Vaillant gas fired condensing boiler providing heating and hot water, double glazed window and personal door leading to the rear garden, electric up and over door.

REAR GARDEN

The rear garden enjoys a very private setting with southerly aspect with a large flagged patio which extends around the conservatory and to the adjoining garage. Thereafter is a concrete hard standing, timber framed and panelled garden shed, further flagged area with 8' x 6' aluminium framed greenhouse, mature hedging and central lawn.

DIRECTIONS

From the centre of Denbigh proceed down Vale Street and on reaching the traffic lights, turn right onto Ruthin Road. Continue for approximately half a mile and take the second right into Crud y Castell. follow the road towards the head of the cul-de-sac and the bungalow is on the right.

COUNCIL TAX

Denbighshire County Council - Tax Band D

TENURE

Believed to be Freehold.

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 £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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.

VIEWING

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

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

HE/PMW