



GROSS INTERNAL AREA
FLOOR 1 532 sq.ft. FLOOR 2 317 sq.ft.
EXCLUDED AREAS : GARAGE 178 sq.ft.
TOTAL : 850 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport -



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 Estate Agents Ltd.



99 Crud Y Castell

Denbigh, Denbighshire,
LL16 4PJ

Price
£230,000

A HIGHLY APPOINTED AND EXTENDED 2 BEDROOM SEMI-DETACHED HOUSE WITH 2 RECEPTION ROOMS, LUXURY KITCHEN AND INTEGRAL OVERSIZE GARAGE ALL SET WITHIN A LARGE CORNER PLOT WITH MODERN SUMMERHOUSE AND HOT TUB INCLUDED IN THE SALE.

Standing in a much larger than average corner plot with a wide brick paved drive for two/three cars, the house has been refurbished throughout to a high standard with out-built porch, hall area opening to the lounge, inner lobby with cloakroom, a splendid dining room with two patio windows and luxury fitted kitchen with a clever under stairs study. To the first floor are 2 double bedrooms with fitted wardrobes and luxury shower room.

The large gardens have been landscaped with secluded patio to side, a wide timber deck with hot tub included, large lawn with a modern summerhouse & garden store.

INSPECTION HIGHLY 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**PORCH**

UPVC and double glazed door with decorative glass leading to an enclosed porch with a full depth window to one side with obscured glass. Glazed door leading to open plan lounge.

LOUNGE

5.56m x 3.78m (18'3 x 12'5)



An attractive room with a Georgian style double glazed window to front with blinds, contemporary Adams style fireplace in white marble and hearth with coal effect. Living Flame gas fire, staircase rising off, TV point, coved ceiling, panelled radiator.

wash basin and WC, coved ceiling, Georgian style double glazed window, attractive tiled splashback, chrome towel radiator.

DAY LOUNGE/DINING ROOM

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



A light and airy room with two double glazed sliding patio windows both opening to patios. Wall light points, panelled radiator.

**KITCHEN**

3.76m x 2.39m (12'4 x 7'10)



Well fitted with a contemporary range of base and wall mounted cupboards and drawers with a soft cream toned finish to door and drawer fronts and contrasting granite effect working surfaces. It includes an inset one and half bowl black composite sink with mixer tap and drainer, inset four ring Neff gas hob with Range Master extractor hood and light above, integrated Neff double oven, open wine rack, integrated freezer, dishwasher, fridge, attractive limestone effect tiled splashback, matching flooring, ceiling downlighters, double glazed window with blind.

**INNER LOBBY**

With access to garage.

CLOAKROOM

Modern suite with fitted cabinet to one wall incorporating

UNDERSTAIRS STUDY AREA

A very useful room which is used as a small office with fitted worktop, ceiling downlighters, woodgrain effect floor finish.

FIRST FLOOR LANDING

Fitted linen cupboard with slatted shelving, panelled radiator.

BEDROOM ONE

3.71m x 2.82m (12'2 x 9'3)



Wide double glazed window to front with blind, fitted furnishings to provide single door wardrobe, dressing table and two bedside cabinets, coved ceiling, panelled radiator.

BEDROOM TWO

3.71m x 2.69m (12'2 x 8'10)



Double glazed window with aspect over the rear garden, range of outbuilt wardrobes comprising two double and one single door robe providing a combination of hanging rails and shelving, coved ceiling, panelled radiator.

SHOWER ROOM

2.29m x 1.70m (7'6 x 5'7)



Refurbished with a modern white suite comprising a large floor level shower tray with glazed screen and high output shower with monsoon style head, fitted cabinet incorporating wash basin and WC, double glazed window, ceiling downlighters, tiled floor, chrome towel radiator.

GARAGE

5.18m x 3.20m (17' x 10'6)

Large over sized garage with electrically operated metal up and over door to front, electric light and power installed, extensive range of base and wall mounted cupboards and drawers with working surfaces to include void and plumbing for washing machine, space for tumble dryer and fridge, modern gas fired combination boiler.

OUTSIDE

The property stands in a much larger than average corner plot with a fine brick paved driveway to front providing ample space for parking two cars and access to the integral garage. There are open plan lawned areas to either side with attractive brick detailing to the pathway leading to the canopy entrance and front door.



To one side is screen fencing, brick walls and timber gate leading to the side patio. The side patio has also been designed for low maintenance with a decorative brick pathway, round patio area together with gravelled borders and shaped artificial lawn. It is well screened by mature conifer hedge in the main.



A timber decked area extends round to the rear elevation of the house with inset lighting and a modern four person hot tub included in the sale. Beyond there is a lawn together with a further riven stone flagged patio which adjoins the large timber framed and panelled summerhouse (2.7m x 2.96m overall) with twin panelled doors in, electric light and power installed and a further enclosed store shed for garden equipment to rear (2.96m x 1.35m)

**SUMMER HOUSE**

2.96 x 2.7 (9'8" x 8'10")

**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 for some 250 yards and turn left and the house is on the right.

COUNCIL TAX

Denbighshire County Council - Tax Band C

TENURE

Freehold.

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

***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 - REFERRALS**

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