



90 Crud Y Castell, Denbigh, LL16 4PX

£185,000

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EPC - C71 Council Tax Band - C Tenure - Freehold

Crud Y Castell, Denbigh

2 Bedrooms - House

A two bedroom semi-detached property located on the Crud Y Castell estate, close to all local amenities and within walking distance to shops, schools and Denbigh Leisure Centre. The property briefly comprises, entrance porch, living room, kitchen, conservatory, two bedrooms, bathroom, rear garden and off-road parking for three vehicles. EPC Rating - C71, Council Tax Band - C, Tenure - Freehold.



Accommodation

A uPVC double glazed door opens into:

Entrance Porch

Providing convenient storage space with lighting, door into:

Living Room

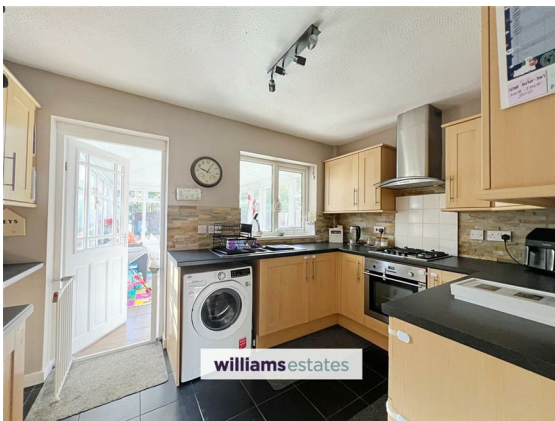
13'10" x 11'10" (4.24 x 3.63)

With radiator, telephone point, uPVC double glazed window to the front elevation, television point, power points, stairs off to first floor accommodation, door with glazed panels opening into:

Kitchen

3.56 x 2.49

With tiled flooring, matching wall and base units, splash backs, hob, oven, power points, uPVC window into conservatory, provisions for washing machine, breakfast bar, radiator, fridge/freezer, glazed units, radiator and door into:



Conservatory

4.11 x 3.02

With full uPVC double glazing looking out onto a private garden, power points, laminate flooring, double doors open out onto:

Landing

With loft access hatch, airing cupboard with wall mounted boiler, door into:

Bedroom One

2.59 x 3.58

With uPVC double glazed window to the front, radiator, storage cupboards, lighting, power

Bedroom Two

3.28 x 1.70

With radiator, uPVC double glazed window to the rear with countryside views



Bathroom

1.75 x 2.31

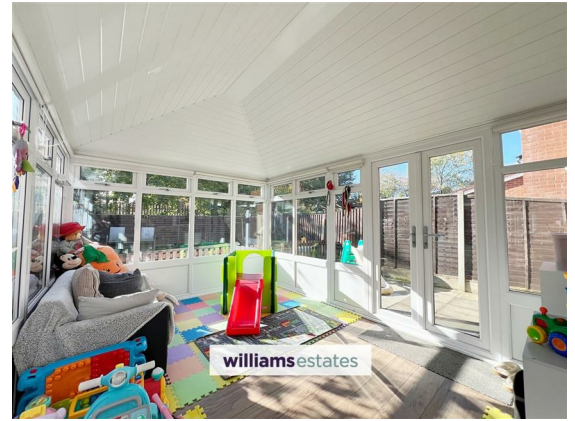
With tiled flooring, tiling to walls, radiator, WC, wash basin, uPVC double glazed window, panelled bath with shower over, lighting

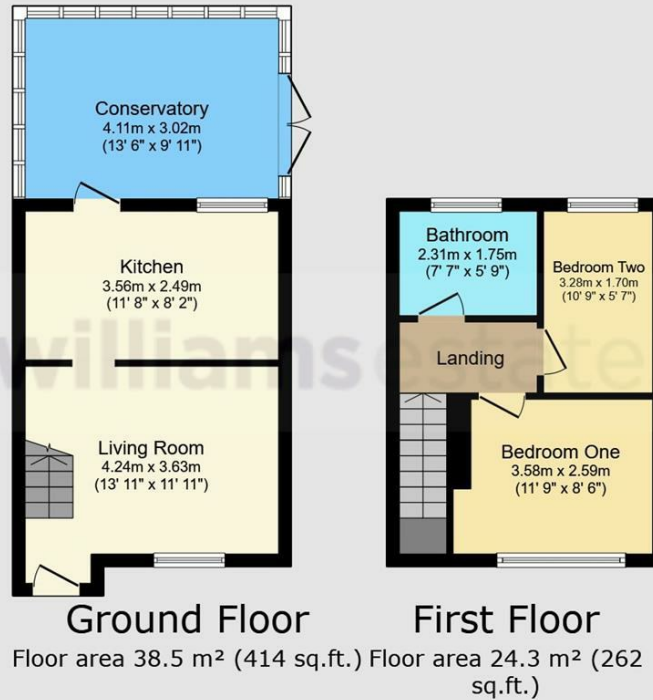
Outside

To the rear of the property is a paved patio area, lawn area with established shrubs and borders, timber shed with electricity and timber fencing, to the front elevation, provides off road parking for three vehicles.

Directions

From our Denbigh office proceed down Vale Street and at the lights take a right turn along Ruthin Road. Continue along Ruthin Road and take a right turn onto Crud Y Castell, proceed into Crud Y Castell and follow the road as it bends left, the property will be found on your right hand side.



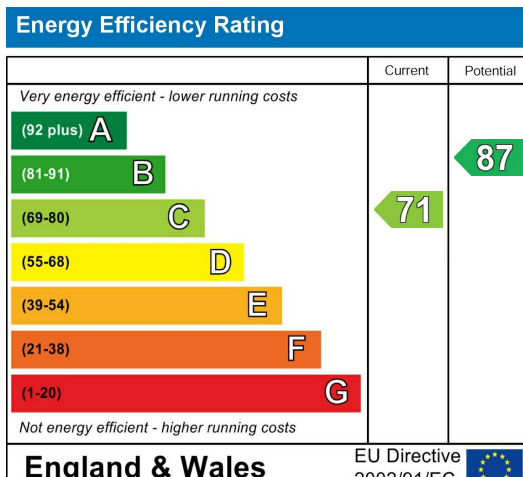


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TOTAL: 62.8 m² (676 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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