



**27 Erw Salusbury, Denbigh,  
Denbighshire, LL16 3HL**

**£279,000**

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**EPC - E51**

**Council Tax Band - D    Tenure - Freehold**



## SUMMARY

**\*\* No Onward Chain! \*\*** - A newly renovated link-detached bungalow with spacious accommodation throughout. Located in the favourable estate of Erw Salusbury, within walking distance and close to all local amenities. Comprising of entrance hall, good size lounge, stunning kitchen/breakfast room with separate pantry, three bedrooms and modern shower room. Further benefits include double glazing, new boiler, driveway for ample off road parking and integral garage. To the outside, a good size private rear garden. Viewing is recommended. EPC Rating E51.





## Accommodation

uPVC front door leads into:

### Entrance Hallway

Having radiator, power points, loft access hatch and doors off to further accommodation.

### Lounge

17'2" x 11'11" (5.23 x 3.63)

A spacious lounge with radiator, power points and uPVC window to the front.

### Kitchen/ Breakfast Room

15'7" x 8'11" (4.75 x 2.72)

A stunning newly fitted kitchen with a range of wall, drawer and base units with work surfaces over, matte black sink with mixer tap, integrated four ring gas hob with oven beneath and extractor hood above, space for dishwasher, fridge freezer and washing machine, gas central heating combination boiler housed by wall unit, inset spotlighting, radiator, power points and double glazed window to the rear elevation. Door leads to the rear porch.

### Rear Porch

Giving access to the integral garage, good size pantry, tiled flooring and uPVC door leads to the rear garden.

### Bedroom One

12'0" x 12'0" (3.66 x 3.66)

With power points, radiator and uPVC window to the rear.

### Bedroom Two

11'0" x 11'11" (3.35 x 3.63)

With power points, radiator and uPVC window to the front.

### Bedroom Three

8'8" x 7'11" (2.64 x 2.41)

With power points, radiator and uPVC window to the side.

### Shower Room

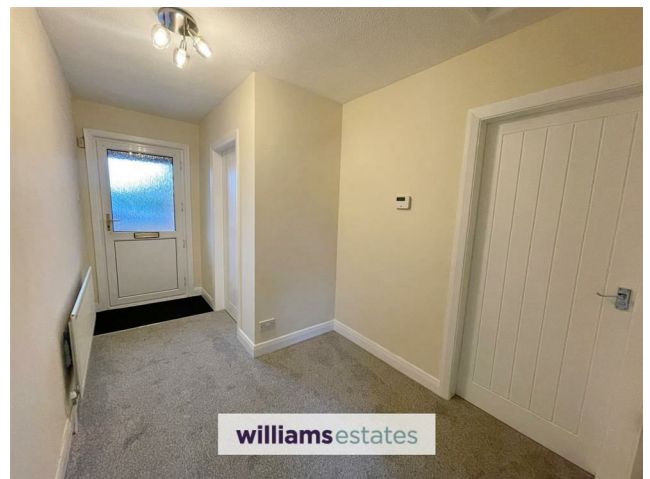
8'1" x 7'0" (2.46 x 2.13)

A modern spacious shower room with low flush W.C, vanity unit and basin, large corner shower enclosure, fully tiled walls, inset spotlighting, heated towel rail and uPVC obscure window to the side.

### Garage

16'10" x 8'0" (5.13 x 2.44)

Up and over door, power and lighting.





## Outside

The property is approached via a good size driveway providing off road parking, lawn area to the front, access to the garage via up and over door and side access to the rear garden.

The rear garden offers a paved patio area, lawned, timber shed, a variety of hedging and bounded by timber fencing for privacy.

## Directions

Proceed down Vale Street, turn right onto Ruthin Road, turn left into Trewen, continue along and take the first right turning, the property can then be found on the right hand side, by way of our for sale board.





### Floor Plan

Floor area 126.6 m<sup>2</sup> (1,362 sq.ft.)

TOTAL: 126.6 m<sup>2</sup> (1,362 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](http://www.Propertybox.io)

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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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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