



**66 Erw Salusbury, Denbigh,
Denbighshire, LL16 3HN**

£264,950

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EPC - C70

Council Tax Band - D

Tenure - Freehold

Erw Salusbury, Denbigh

3 Bedrooms - Bungalow - Detached

A Well-Presented Three Bedroom Link-Detached Bungalow

Located in a peaceful and highly sought-after area of Lower Denbigh, this versatile bungalow offers a rare opportunity to enjoy a quiet lifestyle within walking distance of local amenities and picturesque country walks.

This well-balanced home briefly comprises: entrance vestibule, welcoming hallway, spacious lounge, kitchen-diner, three bedrooms, family bathroom, and a useful rear porch.

Externally, the property benefits from off road parking, a garage, a front garden, and a particularly large and private rear garden—ideal for outdoor relaxation or entertaining.

Offered with No Onward Chain. Internal viewing is highly recommended to fully appreciate all this property has to offer.



Vestibule

3'1" x 3'0" (0.96 x 0.92)

A uPVC front door opens onto a red tiled entrance, complete with a handy grab bar, and leads to a timber-framed glazed door that welcomes you into the hallway.

Entrance Hall

A bright and airy hallway, wood-effect laminate flooring and a coved ceiling. A built-in storage cupboard houses the combination gas boiler, and a radiator. Doors provide access to all rooms, and a ceiling hatch with pull-down ladder leads to the loft space.

Kitchen

13'11" x 10'1" (4.25 x 3.08)

The kitchen is well-appointed with wood-effect wall, drawer, and base units topped with marble-effect worktops. It features a stainless steel sink with mixer tap, tiled splashbacks, and a wood-panelled ceiling that adds character. There is space for an electric cooker, washing machine, and under-counter fridge. Two uPVC windows provide views of the side and rear garden, allowing in plenty of natural light. Additional highlights include ample room for a dining table and chairs, a radiator, and a door leading through to the rear porch.



Rear Porch

4'8" x 4'4" (1.43 x 1.34)

Accessible from the kitchen, this practical rear porch offers a convenient space for storing shoes and coats. It features red tiled flooring, a handy shelf with storage cupboard below, and single-glazed windows that frame charming views of the garden and the Clwydian Hills. A part-glazed timber door provides access to the rear garden.

Living Room

16'11" x 11'11" (5.16 x 3.64)

A spacious lounge featuring a tiled fireplace with an electric fire, a large uPVC double-glazed window to the front floods the room with natural light and offers a view of Denbigh Castle. Additional features include coved ceilings, a radiator and soft carpeted flooring throughout.



Bedroom One

11'7" x 11'7" (3.54 x 3.54)

A generously sized double bedroom with carpeted flooring and ample space for storage. A uPVC double-glazed window overlooks the rear garden and a radiator.

Bedroom Two

10'4" x 11'6" (3.16 x 3.53)

A double bedroom with a uPVC double glazed window to the front elevation and a radiator.

Bedroom Three

8'10" x 8'6" (2.70 x 2.60)

Providing a uPVC double-glazed window to the side elevation and a radiator.

Bathroom

7'6" x 6'4" (2.31 x 1.95)

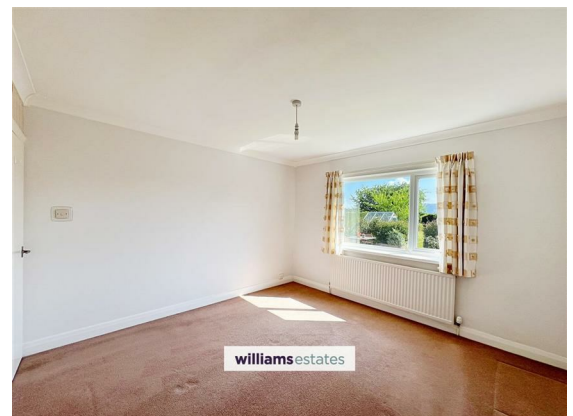
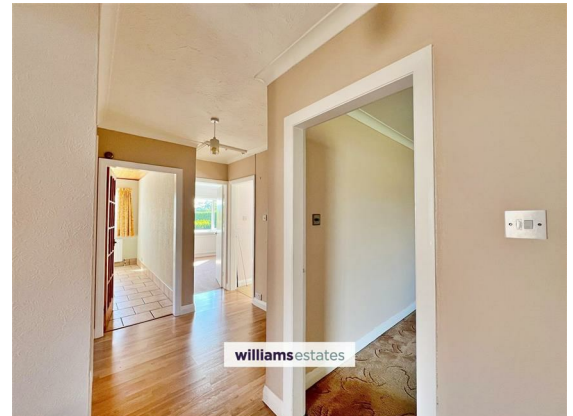
A well-appointed bathroom featuring a three-piece suite, including a vanity unit with an integrated hand wash basin, low-flush W.C., and a shower cubicle with an electric shower. The walls are partially tiled with a decorative border. Additional features include a chrome heated towel rail, a radiator, vinyl flooring and a uPVC obscure double glazed window to the side elevation.

Garage

A single garage equipped with electricity and lighting, featuring built-in workbenches and an up-and-over door.

Outside

The front garden is neatly maintained, featuring a concrete driveway offering convenient off-road parking. Mature shrub borders and panelled fencing, while a well-kept lawn is complemented by a pathway that runs alongside the property, guiding you to the front door. This generous rear garden is mainly laid to lawn and features a greenhouse alongside a gravelled patio—an ideal space to relax and take in the stunning views of the Clwydian Hills. The garden is beautifully maintained, bursting with colourful shrubs, perennials, mature trees, and an evergreen hedge. A timber gate provides convenient access to the front of the property.





Floor Plan

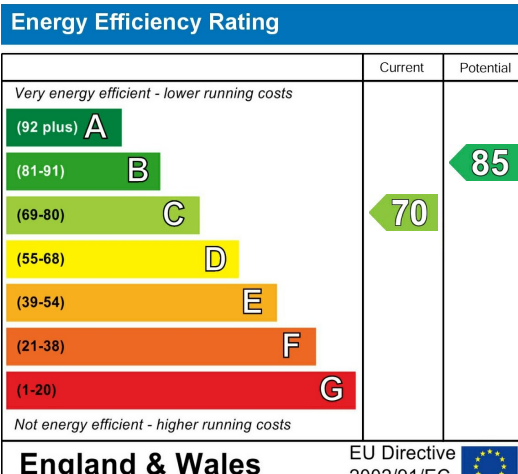
Floor area 76.6 sq.m. (825 sq.ft.)

Total floor area: 76.6 sq.m. (825 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

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