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**Awelon, 16 Erw Salusbury, Denbigh,  
Denbighshire, LL16 3HH**

**£235,000**



**EPC - D58   Council Tax Band - D   Tenure - Freehold**

# Erw Salusbury, Denbigh

## 2 Bedrooms - Bungalow - Detached

No Onward Chain! - A Well-Presented two 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.

The property comprises: welcoming hallway, spacious lounge, kitchen-diner, two bedrooms, family shower room, single garage, off road parking and gardens to the front and rear. EPC Rating - D58



### Accommodation

Composite front door leading into

### Entrance Hall

13'0" x 4'1" (3.968 x 1.255)

Doors off to all rooms, double radiator, recessed storage cupboard and loft access hatch.

### Living Room

16'11" x 11'10" (5.168 x 3.608)

A bright and spacious room, two double radiators, a large uPVC double glazed window to the front elevation, electric fire and wall sockets.

### Kitchen

15'4" x 8'11" (4.685 x 2.727)

Providing matching wall and base units, complimentary worktops with stainless steel drainer sink with mixer tap over, integrated dishwasher, provisions for washing machine, four ring gas hob with stainless steel extractor above, fitted oven and grill, splash back, wall sockets, double radiator, uPVC double glazed window to the rear elevation and door leading into:

### Inner Hall

With a door off to the garage and a storage cupboard.

### Bedroom One

11'11" x 10'11" (3.636 x 3.330)

Double bedroom with fitted mirrored wardrobes, uPVC double glazed window to the front elevation, double radiator and wall sockets.

### Bedroom Two

11'10" x 10'5" (3.628 x 3.180)

Double bedroom with a uPVC double glazed window to the rear elevation, wall sockets and a double radiator.

### Shower Room

7'9" x 6'10" (2.381 x 2.092)

Comprising a low flush W.C., vanity wash basin, walk in shower enclosure, recessed airing cupboard housing the gas boiler, extractor fan and a uPVC obscure window to the side elevation.



## Garage

17'7" x 8'0" (5.370 x 2.462)

Single garage with up and over door, providing electric, wall and base units with laminate worktops.



## Outside

To the rear of the property, the garden is mainly laid to lawn, featuring paved walkways, a timber shed, a greenhouse, and a variety of trees and shrubs planted along the borders. It is enclosed by a combination of timber fencing and mature hedging. At the front, there is off-road parking for two vehicles, a gravelled area with planted shrubs and flowers, and a low brick wall.





Floor Plan

Floor area 85.9 sq.m. (925 sq.ft.)

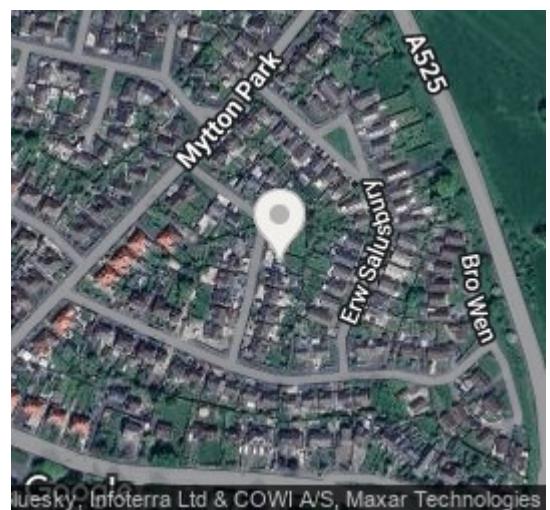
Total floor area: 85.9 sq.m. (925 sq.ft.)

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>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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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