



74 Erw Salusbury, Denbigh, LL16 3HN

£279,995



EPC - 0

Council Tax Band - F

Tenure - Freehold

SUMMARY

No Onward Chain! - A three/four Bedroom Detached Dormer 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: entrance porch, hallway, spacious lounge, kitchen, dining room, conservatory, study/downstairs bedroom, cloakroom, three bedrooms, family bathroom, two single garages, off road parking and gardens to the front and rear. EPC Rating - TBC.



Entrance Porch

Entrance Hall

11'11" x 7'11" (3.652 x 2.420)

Living Room

23'7" x 12'11" (7.198 x 3.942)

Kitchen

13'3" x 11'4" (4.048 x 3.470)

Dining Room

11'5" x 9'10" (3.493 x 3.016)

Study/Fourth Bedroom

11'11" x 9'10" (3.653 x 3.011)

Conservatory

10'2" x 9'10" (3.099 x 3.011)

Downstairs W.C.

5'11" x 2'10" (1.813 x 0.885)

Bedroom One

14'0" x 13'5" (4.277 x 4.111)

Bedroom Two

13'6" x 12'11" (4.125 x 3.944)

Bedroom Three

11'10" x 7'11" (3.627 x 2.422)

Family Bathroom

7'9" x 5'5" (2.372 x 1.669)

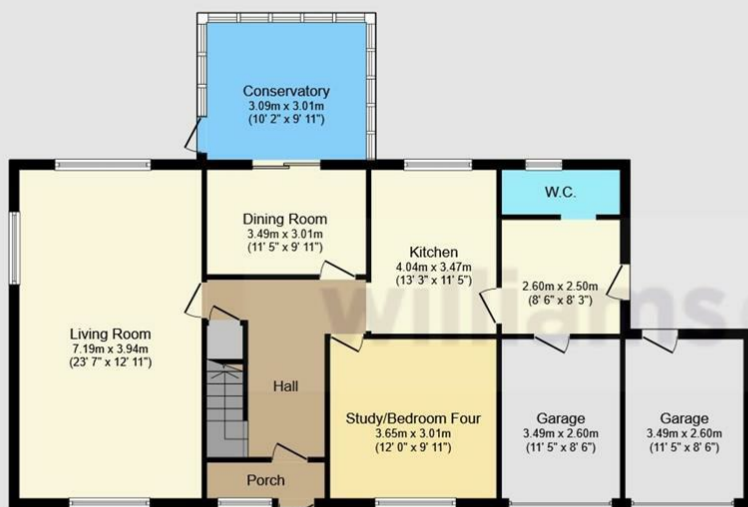












Ground Floor

Floor area 115.1 sq.m. (1,238 sq.ft.)



First Floor

Floor area 62.3 sq.m. (671 sq.ft.)

Total floor area: 177.4 sq.m. (1,909 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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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417
Denbigh@williamsestates.com

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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