



Erw Salusbury, Denbigh LL16 3HN

£265,000

Monopoly Buy Sell Rent is pleased to offer for sale this fabulous link detached three-bedroom bungalow with a large south-facing rear garden, garage, and workshop situated on a sought-after cul-de-sac in lower Denbigh...what more do you want?

The property sits in a quiet cul de sac within the market town of Denbigh with its historic Castle, good road links, and stunning countryside walks. Well-presented throughout the bungalow offers a vestibule, hallway, large lounge having a brick feature fireplace housing a multi-fuel burner, a good-sized fitted kitchen diner with a six ring Range Master cooker, three bedrooms, a family bathroom, and a rear porch. The property also has a large resin driveway, a single garage, a workshop, and a south-facing private and enclosed rear garden.

- Link Detached Bungalow
- South Facing Rear Garden
- Well Presented Throughout
- Freehold Property
- Three Bedrooms & Bathroom
- Large Resin Driveway
- Sought After Cul-De-Sac
- Council Tax Band D



Vestibule

A white uPVC front door having a canopy above leads you into the brick-built vestibule with tiled flooring, light, and a glazed front door opening into the hallway.

Hallway

A bright hallway with beautiful slate tiled flooring, doors lead you to all rooms having a storage cupboard, a radiator, and access to the loft via a hatch.

Lounge

5.15m x 3.63m (16'10" x 11'10")

A spacious lounge with a central brick feature fireplace housing a multi-fuel log burner, radiator, wall lighting, carpeted flooring, and a large uPVC window overlooks the front of the property.

Kitchen Diner

4.26m x 3.07m (13'11" x 10'0")

A good-sized kitchen fitted with a range of wooden wall, drawer, and base units having granite effect worktops, a six ring Range Master cooker with extractor hood, a modern stainless steel sink with drainer and a mixer tap, and tiled splash backs. Spaces for a tall standing fridge freezer, washing machine, dryer, and dishwasher. A useful slate tiled floor, inset spotlighting, coved ceiling, radiator, with a large uPVC window overlooking the side of the property bringing in natural light, and French doors lead you to the rear porch.

Master Bedroom

3.65m x 3.63m (11'11" x 11'10")

A generous double bedroom with carpeted flooring having plenty of space for storage cupboards. A large uPVC double-glazed window overlooks the rear garden having a radiator underneath.

Bedroom 2

3.53m x 3.17m (11'6" x 10'4")

A double bedroom with a uPVC double-glazed window overlooking the front of the property having a radiator underneath, with carpeted flooring and space for storage cupboards.

Bedroom 3

2.08m x 1.95m (6'9" x 6'4")

A single bedroom with a radiator, carpeted flooring, and a uPVC double-glazed window looking into the workshop.

Bathroom

2.08m x 1.95m (6'9" x 6'4")

A modern family bathroom fitted with a white three-piece suit comprising W.C., pedestal hand wash basin, 'P' shaped bath with shower over, slate effect tiled walls and flooring with a chrome heated radiator, and a uPVC double glazed window with privacy glass overlooking the side of the property.



Rear Porch

Useful porch having French doors leading you into the kitchen and a uPVC glazed door leading you out to the rear garden.

Garage

4.85m x 2.46m (15'10" x 8'0")

A link detached single garage with concrete flooring having an up-and-over door, power, lights, and ample storage space with a door leading you into the workshop.

Workshop

Having concrete flooring with power and lights, with storage spaces including shelves, units, and a worktop. A door leads you into the garage and a uPVC glazed door leads out to the rear garden.

Externally

To the front of the property, there is a large cornfield resin driveway offering off-road parking for up to 3/4 vehicles. The resin pathway continues down the side of the property passing the front door, through the timber gate, and to the rear porch.

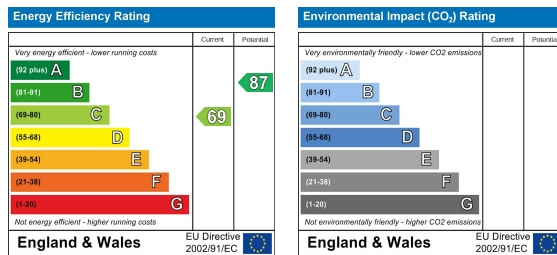
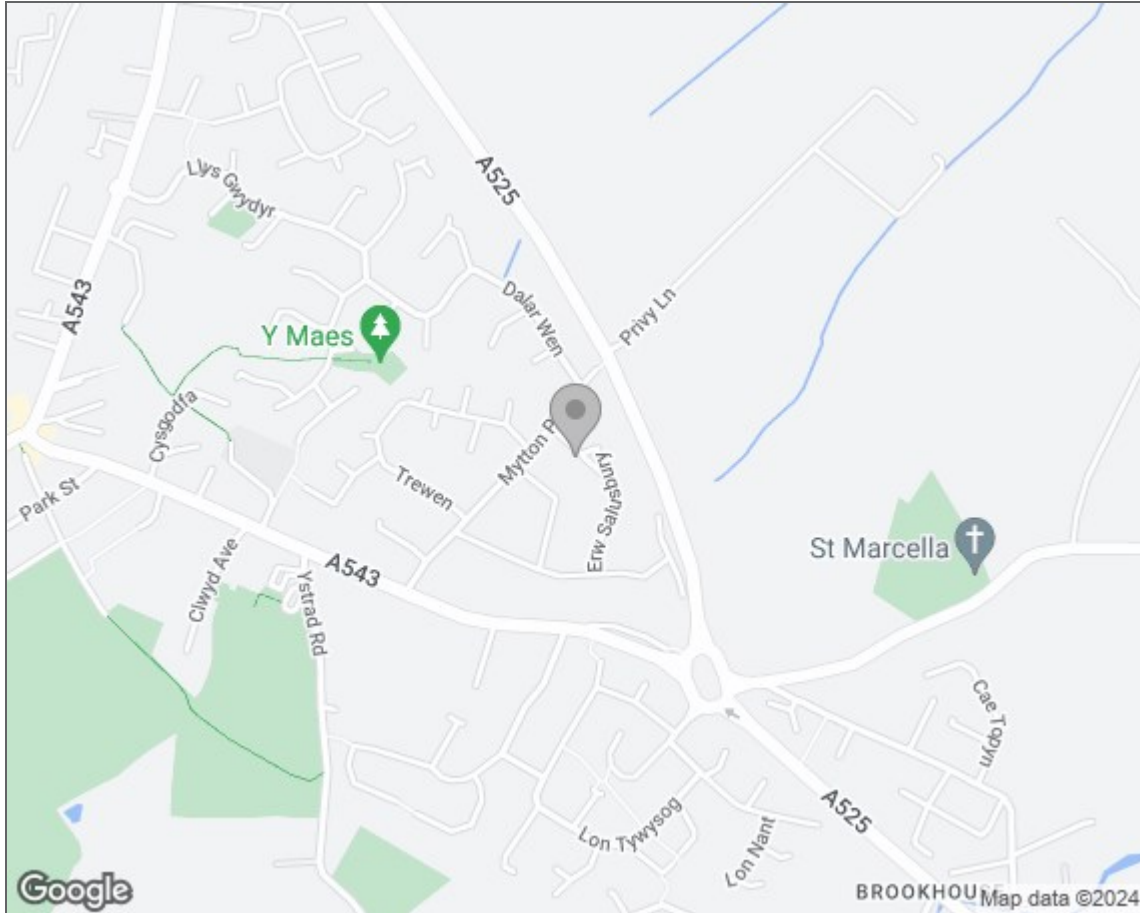
The rear garden is south facing and is mostly laid to lawn with a barked play area, a patio area, decked area to put your jacuzzi, and a low maintenance golden gravel border all bounded by a high timber fencing making it private and enclosed.











MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

