



## Erw Salusbury, Denbigh LL16 3HN

£264,950

Monopoly Buy Sell Rent is pleased to offer for sale this well-presented two / three-bedroom link detached bungalow, situated in a quiet highly sought-after area of lower Denbigh, within walking distance of all local amenities with nice country walks nearby. A versatile and well-balanced home briefly comprises of vestibule, hallway, lounge, kitchen diner, two double bedrooms rooms, a third bedroom or reception room, bathroom, and rear porch. Driveway parking, garage, a neat front garden, and a very generous rear garden. An internal viewing is highly recommended to really appreciate this property. Sold with NO ONWARD CHAIN!

- Link Detached Bungalow
- Large Well-Kept Rear Garden
- Located in a Desirable Area
- Council Tax Band D
- Two / Three Generous Bedrooms
- Off Road Parking and Garage
- Freehold Property
- No Onward Chain



## Vestibule

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

A white uPVC front door with a red tiled floor, grab bar, and a timber glazed door leads you into the hallway.

## Hallway

Wood effect laminate flooring leads you into this bright and airy hallway with a coved ceiling, a built-in storage cupboard housing the combi gas boiler, a radiator, doors leading you to all rooms and a hatch accessing the loft having a pulldown ladder.

## Lounge

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

A delightful spacious lounge with a feature tiled fireplace housing an electric fire, a large uPVC double glazed window overlooks the front of the property with coved ceilings, a radiator, and carpeted flooring.

## Kitchen Diner

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

The kitchen is fitted with a wood effect wall, drawer and base units with marble effect worktops, a stainless steel sink with mixer taps, space for an electric cooker, washing machine and under counter fridge with tiled splashback and wood panelled ceiling. Two uPVC windows overlook the side and the rear garden, with space for a table and chairs, a radiator, and a door that leads you through to the rear porch.

## Reception Room / Bedroom 3

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

A good-sized versatile room with carpeted flooring, radiator, and uPVC double glazed window overlooking the side of the property.

## Rear Porch

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

Through from the kitchen, this useful porch has space to keep your shoes and coats, a shelf with a storage cupboard under, red tiled flooring, single-glazed windows enjoying views of the garden and the Clwydian hills with a part-glazed timber door leading you out to the rear garden.

## Master Bedroom

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

A spacious, carpeted double bedroom with space for storage. UPVC double-glazed window overlooks the rear garden with a radiator.

## Bedroom 2

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

A double bedroom with carpeted flooring, radiator, coved ceiling, and a uPVC double-glazed window overlooking the front of the property.



## Bathroom

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

A well-appointed bathroom fitted with a three-piece suite comprising a vanity unit with fitted hand wash basin and low flush WC, shower cubical housing an electric shower, part tiled walls having a decorative border, chrome heated towel rail and a radiator, vinyl flooring and a uPVC with privacy glass overlooks the side of the property.

## Garage

A single garage having electricity and lighting with work benches, up & over door and a pedestrian door.

## Front Garden

The front has a well-kept garden with a concrete driveway providing off-road parking, with a mature shrub border, panelled fencing, and a lawn area with a pathway leading you down the side of the property toward the front door.

## Rear Garden

This large rear garden is principally laid to lawn with a greenhouse and gravelled patio area providing an ideal spot in which to relax and enjoy the beautiful views of the Clwydian hills. A well-kept garden full of colorful shrubs, perennials, mature trees and an evergreen hedge with a timber gate giving access to the front of the property.







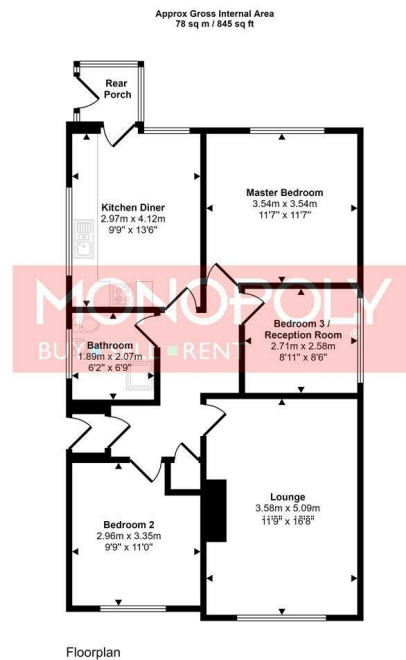




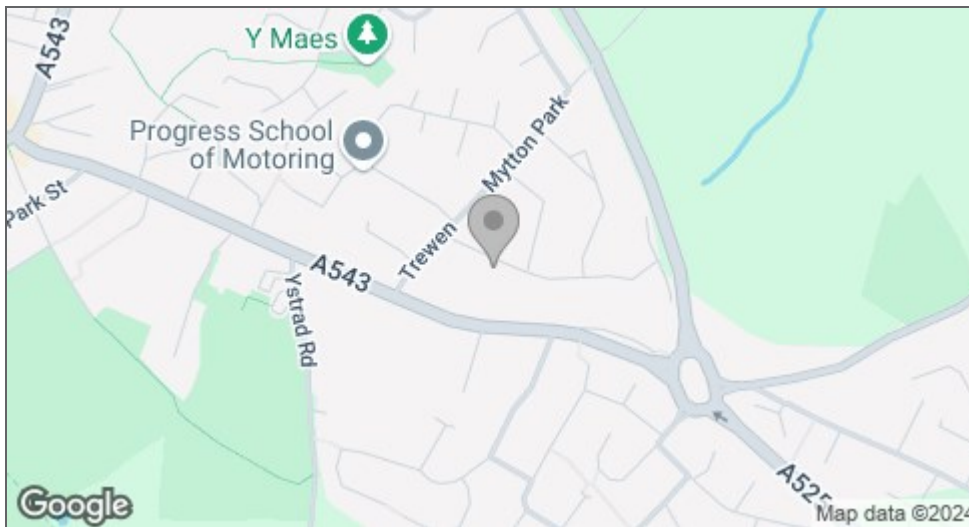








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### 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.

