



Erw Salusbury, Denbigh LL16 3HL

£315,000

This detached dormer bungalow is tucked away in a quiet cul-de-sac in Denbigh, offering peace, privacy, and a generous garden set across two full plots. The spacious outdoor area not only features original Denbigh plum trees, preserving a piece of the town's heritage but also holds potential for development, with previous planning permission granted to build a similar property. Inside, the home offers comfortable living with the added possibility of creating a fourth bedroom in the loft, making it a versatile option for growing families or those seeking some additional space.

- Three Double Bedrooms
- Substantial Loft
- Generous Garden
- Peaceful Location
- Spacious Kitchen Diner
- Planning Potential
- No Onward Chain
- Council Tax Band; D
- Freehold



Driveway

The driveway at the front of the property provides convenient off-road parking with space for one car, offering easy access to the home.

Entrance Hallway

4.45 x 1.24 . 2.11 x 0.81 (14'7" x 4'0" . 6'11" x 2'7")

The entrance hallway features carpeted floor and a wooden panel ceiling. A radiator keeps the area cozy, while the wooden door with decorative glass panels adds character and lets in natural light. From here, you have access to all rooms in the home, along with a handy storage cupboard for added convenience.

Lounge

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

The lounge is a cozy and comfortable space with a carpeted floor and a wooden panel ceiling. A large double-glazed window overlooks the front of the property, filling the room with natural light. The gas fireplace with its stone hearth creates a welcoming focal point, while a radiator keeps the room warm. Low shelving provides practical storage and display space, making the room both functional and inviting.

Kitchen

2.72 x 4.67 (8'11" x 15'3")

The kitchen is bright and spacious with a dual aspect that allows plenty of natural light. It features traditional white cabinets and a white countertop, paired with faux tile vinyl flooring for a clean, classic look. A wood panel ceiling with downlights and a central light fixture adds character. The space includes a four-hob oven, a double sink, and room for a tall fridge freezer as well as a dining set. A radiator ensures the kitchen stays warm and comfortable throughout the year.

Bathroom

2.14 x 2.42 (7'0" x 7'11")

Master Bedroom

3.64 x 3.63 (11'11" x 11'10")

This carpeted double bedroom offers a peaceful view of the garden through a double-glazed window. It features a fixed wardrobe for storage, a radiator for warmth, and a curtain rail ready.

Bedroom 2

3.67 x 3.30 (12'0" x 10'9")

The bedroom is a comfortable double room with carpet underfoot and built-in storage for added convenience. A double-glazed window overlooks the front of the property, bringing in natural light, with a curtain rail in place.



Reception Room

2.41 x 2.68 (7'10" x 8'9")

This reception room is a cozy, carpeted space featuring wooden stairs and a day bed, ideal for relaxing or hosting guests. A single glazed window to the side lets in natural light, in addition to the light from the spotlights. The room is kept warm with a radiator and is accessed through a charming wooden door with decorative glass paneling.

Bedroom 3

4.03 x 3.32 (13'2" x 10'10")

This carpeted double bedroom offers a versatile and inviting space with built-in shelving and desk options, perfect for work or study. A wooden paneled ceiling with spotlights adds warmth and character. Natural light fills the room through a double-glazed window facing the side of the property and a Velux window with views toward the garden. A trap door provides access to stairs, and there's also a door leading to the loft space for additional storage or potential use.

Loft

7.08 x 5.11 (23'2" x 16'9")

The loft is a practical space with partial boarding and access to electricity, making it useful for storage or light tasks. A brick chimney adds character, and a small door connects directly to bedroom 3 for easy access. With some conversion work, the loft also has the potential to become a spacious fourth bedroom.

Boiler Room

1.24 x 1.48 (4'0" x 4'10")

The boiler room has a sturdy concrete floor and painted brick walls, creating a functional and durable space. It includes shelving and a cupboard for storage, with a single glazed window that looks out to the garden, allowing in some natural light.

Porch

1.21 x 0.93 (3'11" x 3'0")

The back porch features a durable butcher brick tile floor and offers convenient access to the garage, kitchen, and the boiler room.

Garage

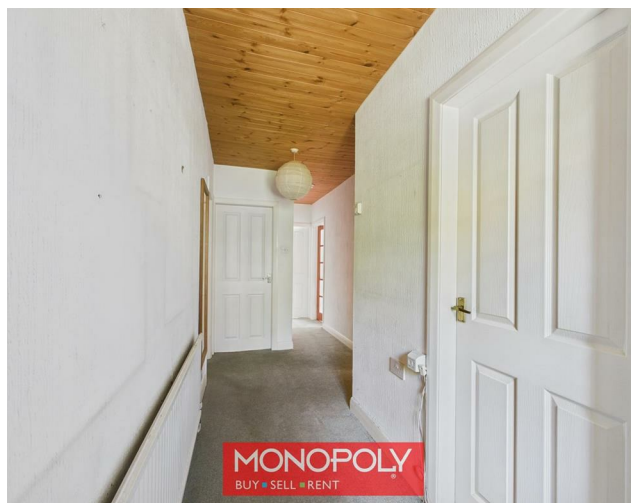
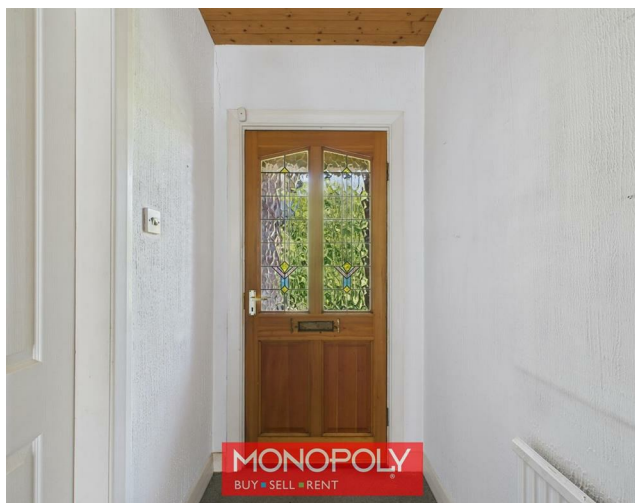
5.28 x 2.53 (17'3" x 8'3")

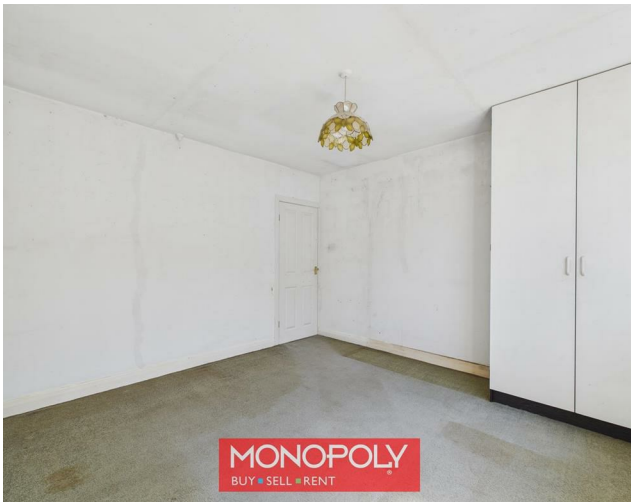
The garage provides space for one car and is equipped with electricity. It also houses the panel box and gas meter, making it a convenient and functional part of the property.

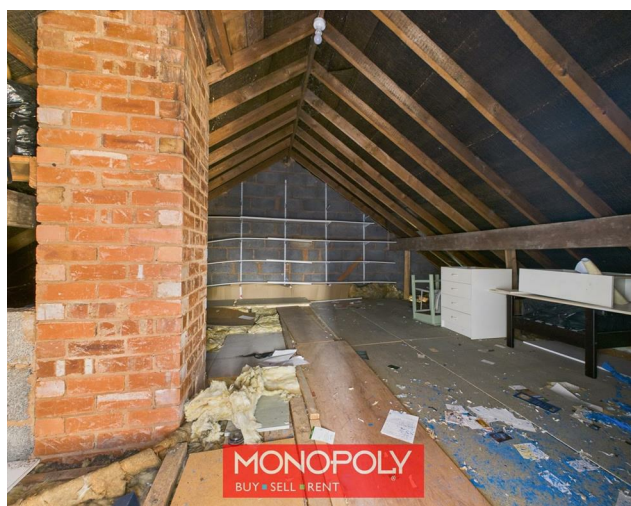
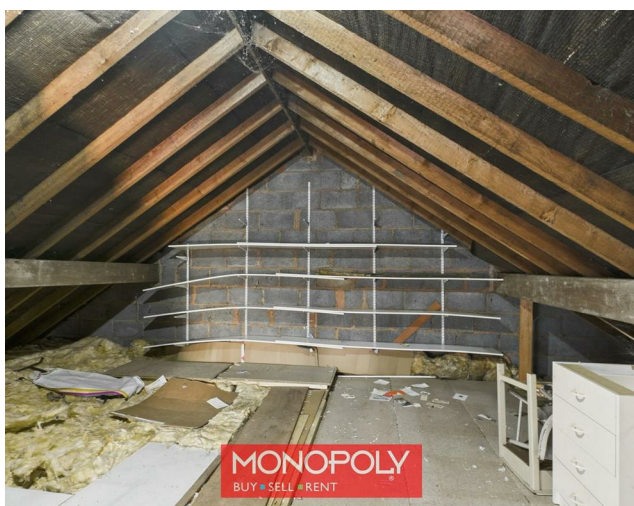
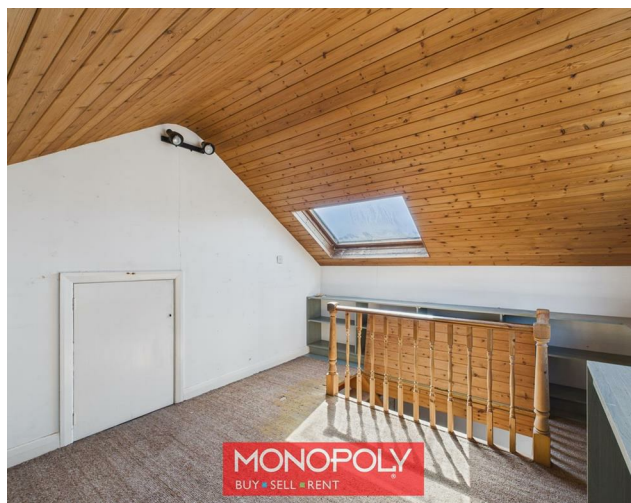
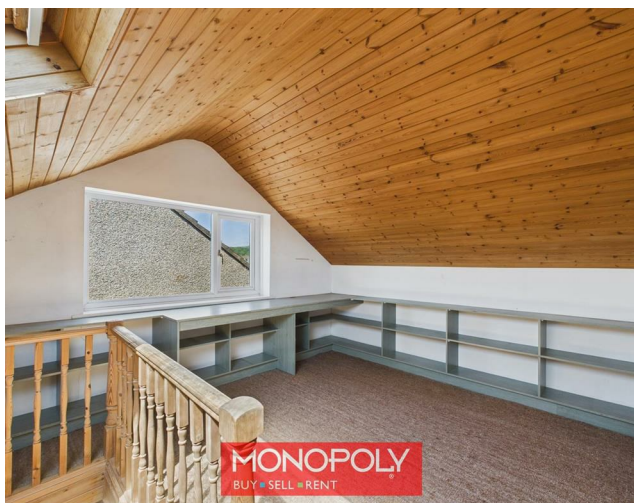
Garden

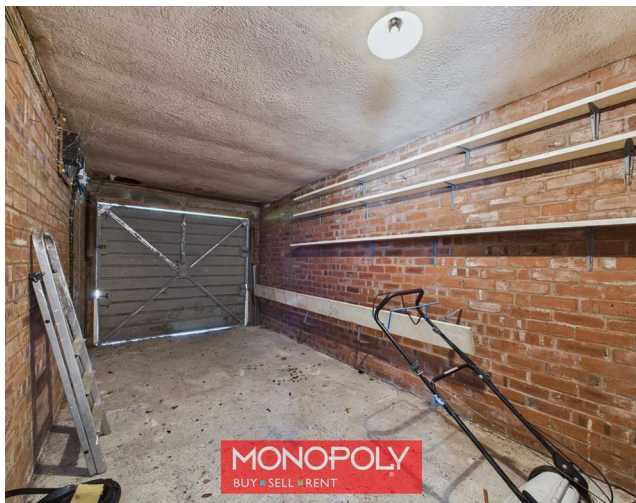
The garden spans two full plots, offering generous outdoor space filled with mature foliage and original Denbigh plum trees. A wraparound path encircles the house, enhancing accessibility and flow. There's a wooden panel fence providing privacy from the nearest neighbour, along with a charming vegetable garden and a gravel patio.

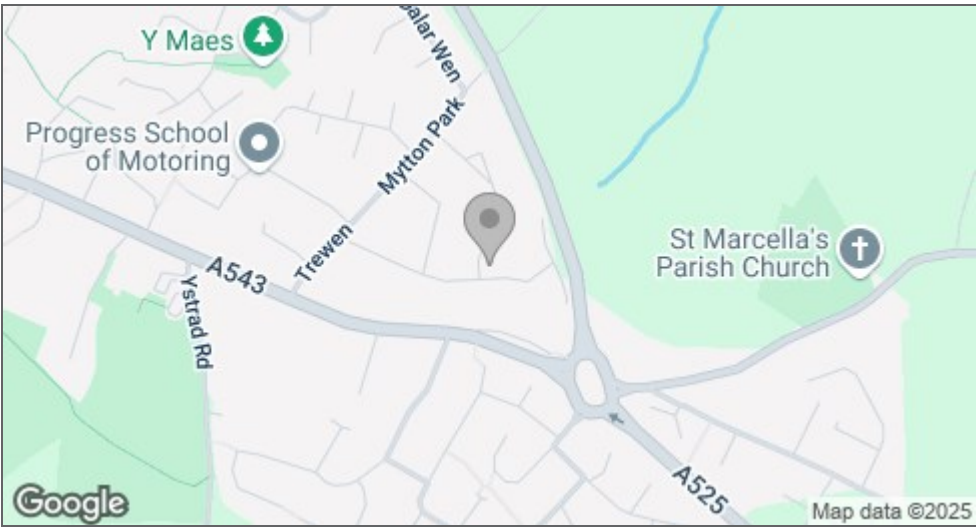












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating	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

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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.

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