

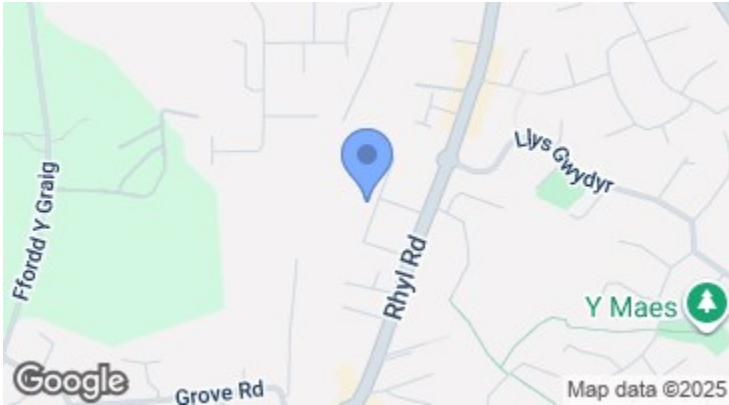
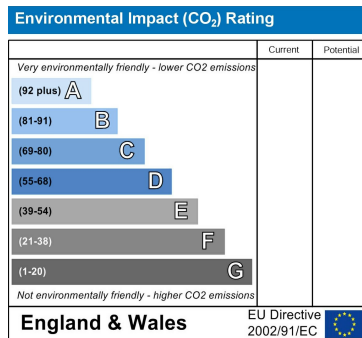
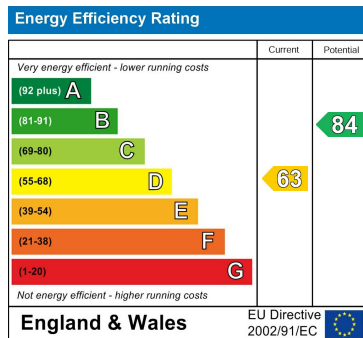
30 Castle View Estate, Denbigh, Denbighshire, LL16 3EG



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
1	2	3	4

Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<p>Lower - lower CO<sub>2</sub> emissions</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>Higher - higher CO<sub>2</sub> emissions</p>		

EU Directive 2002/91/EC



**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.



## Offers Over £210,000

This property is ideal for families or buyers seeking a well-presented home with character and practicality in equal measure.



LOCATION



Situated in the historic market town of Denbigh, this home enjoys a charming setting surrounded by rolling countryside and views of the Clwydian Range. Denbigh offers a wide range of local amenities including shops, cafés, schools, and leisure facilities, while also being rich in history with its medieval castle and characterful streets. Excellent road links provide easy access to nearby towns such as Ruthin and St Asaph, as well as the A55 Expressway for connections across North Wales and towards Chester.

EXTERNAL



Parking space for one car at the front with an electric car charger. A gated side drive provides further parking for two vehicles, leading to the garage and secure store.

PORCH

1.01x1.58 (3'3" x 5'2")

Front door opens into a porch with patterned tile-effect lino flooring. Leads to the stained-glass front door.

ENTRANCE HALL

3.61x1.70 (11'10" x 5'6")

Bright and open hallway with stained-glass door, wood-effect flooring, wooden wall panelling, and stairs with a runner.

LIVING ROOM

3.62x3.39 (11'10" x 11'1")



Spacious bay-fronted living room with abundant natural light, a log burner, oak mantelpiece, blinds, and wood-effect flooring.



KITCHEN/DINER

3.28x4.85 (10'9" x 15'10")



The heart of the home, this open-plan space is both practical and inviting. A central island with a four-ring hob and wood-effect surfaces forms the focal point, while integrated appliances include a dishwasher, freezer, and Beko oven. There is also space for a washing machine and fridge, with a boiler cupboard neatly housed above the integrated unit and a useful under-stairs pantry with shelving. An electric fire adds warmth, and patio doors open directly onto the rear garden, creating a seamless flow for family life and entertaining.



BEDROOM

3.62x3.19 (11'10" x 10'5")



Generous double bedroom with dual windows, three wall-mounted shelves, and light-coloured carpet.

BEDROOM

3.29x3.16 (10'9" x 10'4")



Good-sized double bedroom with large rear-facing window, light wood flooring, and two corner shelves.

BEDROOM

2.22x1.94 (7'3" x 6'4")



Single bedroom with floral wallpaper, light carpet, tall radiator, and double-glazed window. Ideal as a nursery, office, or guest room.

BATHROOM

1.87x1.92 (6'1" x 6'3")



Carpeted landing with a large frosted arched window filling the space with light. Access to loft, bedrooms, and bathroom.

GARAGE

6.22x2.68 (20'4" x 8'9")



Single garage with electricity, front up-and-over door, and a side access door.

REAR GARDEN



TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Denbighshire County Council - Tax Band C

AML

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTORS CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWINGS

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

DIRECTIONS

Follow Clwyd St to Mwrog St/A494-Head west on Market St- At the roundabout, continue straight onto Clwyd St- Take A525 to Castle View in Denbigh- Turn right onto Mwrog St/A494- Turn left onto Borthyn-Continue onto Denbigh Rd- At the roundabout, continue straight onto Lon Gwernydd/A525- At the roundabout, take the 2nd exit onto Ruthin Rd/A543-Turn right onto Rhyl Rd/A543-Drive to Castle View- Turn left onto Castle View- Turn left to stay on Castle View- Destination will be on the right