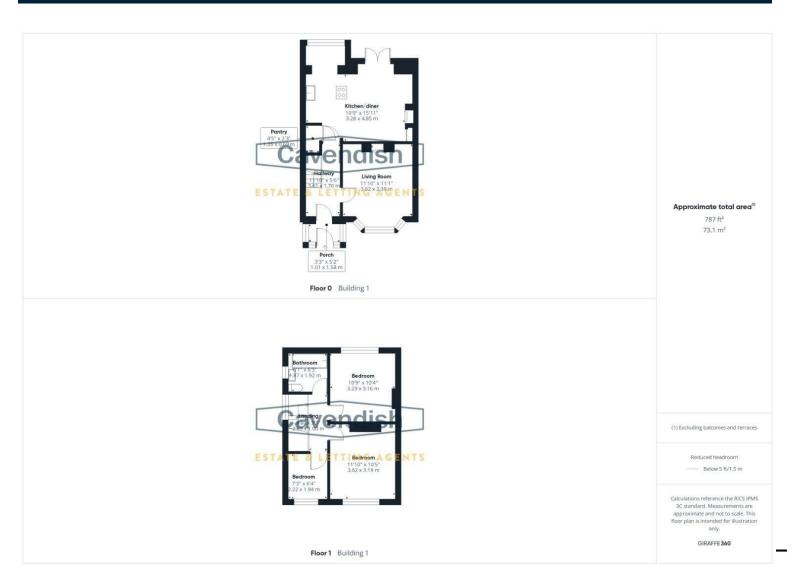
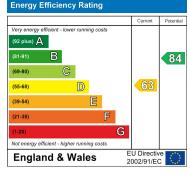
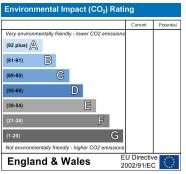
# 30 Castle View Estate, Denbigh, Denbighshire, LL16 3EG









NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

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.

### **MISREPRESENTATION ACT 1967**

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.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

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# 30 Castle View Estate

Denbigh, Denbighshire, LL16 3EG

Offers Over £210,000

This charming three-bedroom home offers a wonderful blend of character features and modern living, complete with generous gardens, driveway parking, and a garage with power.

To the front, the property enjoys a grassed garden with a paved area and mature hedging to the right. To the left is a driveway with an electric car charger, a gate leading to additional parking for two cars and a garage with electricity, side access, and a secure store.

Inside, the accommodation begins with a welcoming entrance porch and stained-glass door leading into a light-filled hallway with wood-effect flooring and a stair runner. The spacious lounge features a beautiful bay window, log burner, and light oak mantelpiece, creating a cosy yet bright living space.

The heart of the home is the open-plan kitchen diner, offering excellent storage, an island with hob and integrated appliances (dishwasher, oven, freezer), as well as space for further white goods. Patio doors open to the rear garden, making it perfect for family living and entertaining.

Upstairs, the landing boasts a striking frosted arched window and access to three bedrooms. The main and second bedrooms are both generous doubles, while the third makes an ideal single room, nursery, or study. The family bathroom has been stylishly updated with a modern suite, black fittings, over-bath shower, and marble-effect wall panels.

Outside, the rear garden is mainly laid to lawn with two paved seating areas and fruit trees at the bottom, offering plenty of space to relax and enjoy. 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**

1.01 x 1.58 (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**

3.61 x 1.70 (1110" x 5'6")

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

#### LIVING ROOM

3.62 x 3.39 (1110" x 111")





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



KITCHEN/DINER 3.28 x 4.85 (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 woodeffect 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** 3.62 x 3.19 (1110" x 10'5")



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

# **BEDROOM**

3.29 x 3.16 (10'9" x 10'4")



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

#### **BEDROOM**

2.22 x 1.94 (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

1.87 x 1.92 (61" x 6'3")



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

#### **GARAGE**

6.22 x 2.68 (20'4" x 8'9")



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

#### **REAR GARDEN**



### **BATHROOM**

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

### COUNCILTAX

**TFNURF** 

Denbighshire County Council - Tax Band C

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 NFORMATION 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.

#### PRIOITY 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

FLOOR PLANS - included for identification purposes only,

### **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

