



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	65	87
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-91) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-20) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

**51 Crud Y Castell**  
Denbigh,  
LL16 4PJ

**Offers Over**  
**£235,000**

SOLD WITH NO ONWARD CHAIN

Located on the sought-after Crud Y Castell, this well-presented detached bungalow is ideal for downsizers or first time buyers seeking a comfortable and low-maintenance home. Set back from the road, the property offers a generous driveway with parking for up to four cars, a single garage with power, and a private rear garden.

Inside, a welcoming entrance hall leads to a bright lounge/diner with a bay window and an electric fire, and a modern kitchen with Neff appliances and access to the side porch. There are two bedrooms, including a spacious double overlooking the garden, and a modern shower room. The conservatory provides an additional living space with doors opening to the paved and decked rear garden. With gas central heating, double glazing, and easy access to local amenities and transport links, this lovely bungalow offers practical, well-laid-out living in a desirable location. Early viewing is highly recommended.

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.

**LOCATION**

**SOLD WITH NO ONWARD CHAIN** this property is located in a quiet, modern residential area on the edge of Denbigh, a historic market town in Denbighshire, North Wales. The property enjoys a peaceful cul-de-sac setting within easy reach of local shops, schools, and transport links, surrounded by the scenic countryside and views toward the Clwydian Range.

**EXTERNAL**

The property is set back from the road with a large block-paved driveway providing off-road parking for up to four vehicles. A single attached garage offers further storage or parking and is fitted with power and lighting.

**ENTRANCE HALL**

A welcoming entrance hall accessed via a uPVC front door. There's an airing cupboard and access to the main living areas, kitchen, and bedrooms.

**LOUNGE/DINER**

A bright and spacious room featuring a bay window to the front, grey carpet, and an electric fire (currently capped off). The large window allows plenty of natural light to flow through, creating a warm and inviting space.

**KITCHEN**

Fitted with a range of wall and base units, beige tiled flooring, cream and beige tiled splashbacks, and mixed brown work surfaces. Includes a built-in Neff gas hob and oven, stainless steel sink, and space for a washer/dryer. A side door gives access to the porch and rear garden.

**BEDROOM**

A comfortable double bedroom with grey carpet, radiator, and double-glazed window overlooking the rear garden.

**SHOWER ROOM**

Fitted with a modern suite comprising a glass and chrome shower enclosure, washbasin, and WC. Finished with cream wall tiles, wall boards, and grey oak-effect flooring.

**BEDROOM**

A small double or generous single bedroom with grey carpet, radiator, and sliding patio doors leading through to the conservatory.

**SUNROOM**

A lovely addition to the home with light lino flooring and part-brick walls. Patio doors open out to the rear garden, and there's an internal door through to the garage.

**GARAGE**

A single garage with an up-and-over door to the front and side access from the conservatory. Fitted with power and lighting — ideal for storage, a workshop, or secure parking.

**GARDEN**

The rear garden is designed for easy maintenance, featuring paved and decked seating areas, raised planting beds, and fenced boundaries providing privacy. Side access is available through the porch.

**TENURE**

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

**COUNCIL TAX**

Denbighshire County Council - Council 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 a6 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**

From Market Street in Ruthin, head west and continue straight at the roundabout onto Clwyd Street (A494). Follow the A494 for approximately 0.3 miles, then turn right onto Mwrog Street (A494). After about 80 feet, turn left onto Borthyn and continue for 0.2 miles, before continuing straight onto Denbigh Road. At the roundabout, continue straight onto Lon Gwernydd (A525) and follow this road for around 5.9 miles. When you reach the next roundabout, take the second exit onto Ruthin Road (A543). Continue for 0.2 miles, then turn left onto Crud-Y-Castell. Proceed straight for approximately 0.1 miles — the property will be on your left-hand side.