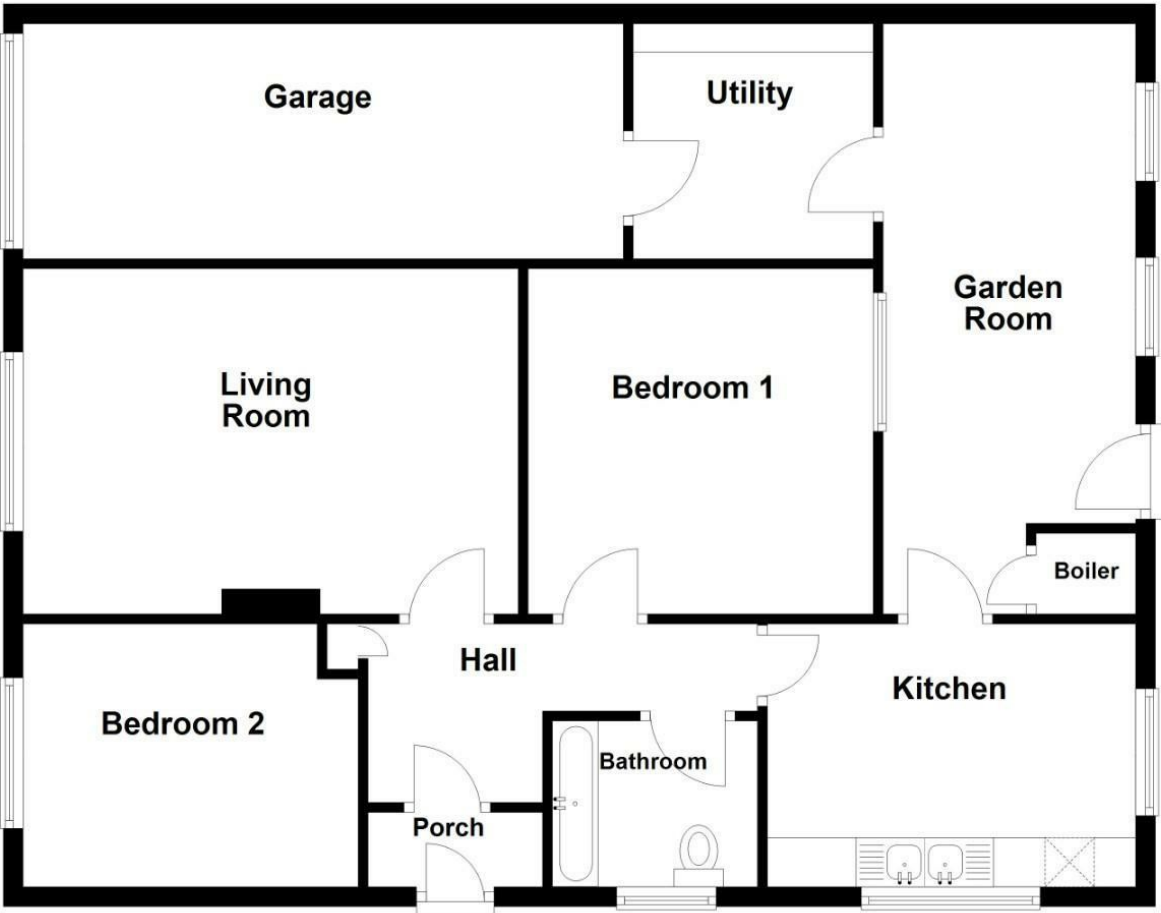


40 Erw Salusbury, Denbigh, Denbighshire, LL16 3HN

Ground Floor

Approx. 97.3 sq. metres (1047.2 sq. feet)



Total area: approx. 97.3 sq. metres (1047.2 sq. feet)



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 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	

**Cavendish**  
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**40 Erw Salusbury**  
Denbigh, Denbighshire,  
LL16 3HN

**Price**  
**£245,000**

**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.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

A WELL PROPORTIONED TWO BEDROOM 'LINK' DETACHED BUNGALOW WITH INTEGRAL GARAGE, GARDEN ROOM AND GOOD SIZE ENCLOSED REAR GARDEN with southerly views across to the Clwydian Hills and Moel Famau in the far distance.

Forming part of this popular and well established residential area to the lower part of Denbigh, ideally placed for local amenities and regular bus services. Benefitting from gas fired central heating with newly installed boiler, modern double glazing and 8 solar PV panels ( approx 3Kv), designed to reduce running costs. It affords a side entrance porch, L shaped reception hall, living room, kitchen/diner, garden room, two double size bedrooms and modern bathroom. Modern utility room with integrated appliances and access to garage. Large and quite private south facing gardens with extensive patio. No Onward Chain.

**LOCATION**

Denbigh is an historic market town with Castle situated within the beautiful Vale of Clwyd. The town is approximately 7 miles from the A55 Expressway at St Asaph which provides excellent access along the North Wales Coast to Chester and the motorway network beyond. The town provides a good range of shopping facilities catering for most daily needs, leisure centre with swimming pool, golf club and has numerous recreational / sports clubs. The Eryri (Snowdonia) National Park is within 1 hours drive providing an extensive range of activities for the outdoor pursuits enthusiast.

**THE ACCOMMODATION COMPRISES****ENTRANCE PORCH**

UPVC double glazed front door to entrance porch and glazed inner door to 'L' shaped reception hall.

**RECEPTION HALL**

Built in storage cupboard, loft access, double panelled radiator and white panelled interior doors lead to all rooms.

**LIVING ROOM**

5.13m x 3.61m (16'10" x 11'10")



A well proportioned room with double glazed window to the front, recessed fireplace with granite hearth (blocked off), TV aerial point and two panelled radiators.

**KITCHEN/DINER**

4.24m x 3.05m (13'11" x 10')



A well lit room with double glazed windows to the side and rear elevations with views over the garden and across to the Clwydian range and Moel Famau in the far distance. The kitchen is fitted with a range of solid oak fronted base and wall units with contrasting mottle effect work surfaces, inset sink unit with mixer tap, electric water heater and tiled splashback. Space for electric cooker, cooker hood and dishwasher. Radiator and internal door leading through to the garden room.

**GARDEN ROOM**

6.02m x 2.44m (19'9" x 8')



Two UPVC double glazed windows with views across to Moel Famau in the far distance, matching exterior door to the garden and internal door leading through to the garage. Built in storage cupboard which houses a modern Glow Worm gas fired central heating boiler.

**BEDROOM ONE**

3.58m x 3.63m (11'9" x 11'11")



A well proportioned room with internal single glazed window and radiator.

**BEDROOM TWO**

3.68m x 3.40m (12'1" x 11'2")



A double size room with double glazed window to the front and radiator.

**BATHROOM**

A modern well appointed bathroom with attractive marble style fully tiled walls. Comprising panelled bath with electric shower and screen, wash basin with cabinet beneath and low flush WC. Electric heater and double glazed window with frosted glass.

**UTILITY ROOM**

2.44m x 2.39m (8' x 7'10")



A recent conversion of the rear section of the garage it is a very useful room with fitted cupboards and worktop with sink and plumbing installed for washing machine and tumble dryer - appliances included in the sale.

**FRONT GARDEN**

Landscaped front garden with gravelled area for ease of maintenance with established hedging to the frontage and gated pathway to the right hand gable providing access to the front door.

**DRIVEWAY**

Double gates, providing off road parking for one car as well as access to the linked attached tandem double garage.

**GARAGE**

6.10m x 2.39m (20' x 7'10")

Up and over door to front and internal access to utility room

**REAR GARDEN**

To the rear is a good size fully enclosed garden which enjoys a high degree of privacy and includes an extensive paved

area, flagged pathways, panel fencing to either side and mature hedging to the rear boundary. Outside tap.

**DIRECTIONS**

From the centre of Denbigh proceed left down the High Street and at the traffic lights at the bottom of Vale Street turn right onto the Ruthin road. After passing the High School turn left into Trewen and then first right. After a short distance turn second left into Erw Salusbury and number 40 is on the right hand side.

**TENURE**

Understood to be Freehold

**COUNCIL TAX**

Denbighshire County Council - Tax Band D

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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.

**VIEWING**

By appointment through the Agent's Mold Office 01352 751515.

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

DW/PMW