



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

**£230,000**



**EPC - null**

**Council Tax Band - D**

**Tenure - Freehold**



# Erw Salusbury, Denbigh

## 3 Bedrooms - Bungalow - Detached

Video Tour Available... - A well presented three bedroom bungalow linked by garage, situated on the favourable Erw Salusbury, being a short walk into Denbigh town. The accommodation affords three reception rooms, kitchen/ breakfast room with utility off, downstairs bedroom and bathroom. To the first floor, two further bedrooms and shower room. To the outside, a good size rear garden, driveway for off road parking and garage. Viewing is highly recommended. No onward chain!!! EPC Rating E 54.



### Description

The property is ideally situated within proximity to local schools, shops and town amenities, as well as being with easy access of the A55 expressway providing road links towards Conwy, Chester and the national motorway network.

Denbigh is a picturesque market town and one of the most historic towns in North Wales, with a lively art scene and a fine range of independent shops, cafés, pubs and restaurants.

Attractions in the town include Denbigh Library, Denbigh Castle and the castle walls, museums, Theatr Twm o'r Nant and medieval parish church St Marcella's.

Denbigh Cricket Club is one of the oldest cricket clubs in Wales having been established in 1844.

### Accommodation

uPVC door leads into:

#### Entrance Porch

With quarry tiled flooring and door into:

#### Hallway

With radiator, power points, storage cupboard and accommodation off.

#### Lounge

17'4" x 11'11"

A spacious lounge with feature brick built fireplace on a marble hearth, feature beams, radiator, power points and uPVC window to the front.

#### Kitchen/Breakfast Room

15'3" x 8'11"

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, void for cooker, space for fridge freezer and dishwasher, part tiled walls, radiator, power points and uPVC window to the rear.

#### Utility Room

9'9" x 7'0"

With wall and base units, stainless steel sink, plumbing for washing machine and dryer, gas central heating boiler, part tiled walls, radiator, power points, uPVC window to the rear and further uPVC door giving access to the rear garden. Access also in to the garage.



### Dining Room

12'2" x 10'5"

With radiator, power points and uPVC window to the side elevation.

Stairs off to first floor and double doors leads into:

### Sitting Room

10'6" x 10'1"

With tiled flooring, radiator, power points, uPVC window to the side and double glazed sliding door gives access onto the rear patio area.

### Bedroom One

11'11" x 10'10"

A good size bedroom with a range of fitted wardrobes and units, radiator, power points and uPVC window to the front.

### Bathroom

6'9" x 5'4"

A white suite with low flush W.C, pedestal basin, corner shower enclosure, radiator, extractor fan, tiled flooring, fully tiled walls and uPVC obscure glazed window to the side.

### Landing

With radiator, power points, eaves storage and accommodation off.

### Bedroom Two

13'2" x 12'0"

Having a range of fitted wardrobes and units, storage cupboard, radiator, power points and double glazed Velux window to the front.

### Bedroom Three

13'3" x 8'2"

Having radiator, power points, eaves storage and uPVC window to the side giving stunning views of the Clwydian Range.

### Shower Room

9'9" x 5'11"

A white suite with low flush W.C, vanity unit and basin, shower enclosure, part tiled walls, radiator and double glazed Velux window to the front.

### Garage

17'2" x 8'0"

With up and over door, power and lighting.

### Outside

The property is approached via a good size driveway offering ample off road parking.

Lawn area to the side with timber gate giving access to the rear garden.

The rear garden benefits from being a good size and low maintenance, offering paved patio areas, central lawn, golden gravel chippings, stocked borders and hedging for privacy. Also offering summer house and timber shed.





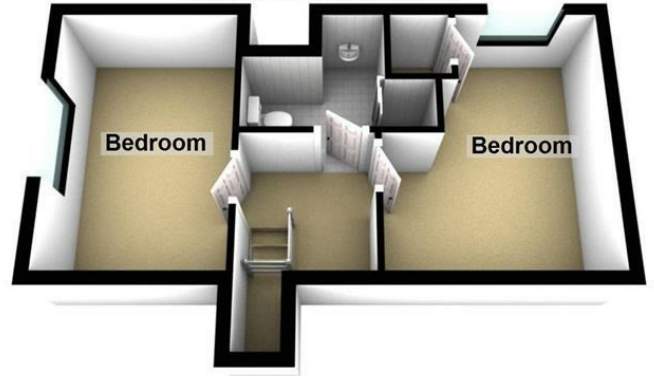
### Ground Floor

Approx. 98.2 sq. metres (1057.2 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.2 sq. feet)



Total area: approx. 130.3 sq. metres (1402.4 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.