



## Erw Salusbury, Denbigh LL16 3HH

£259,950

Monopoly Buy Sell Rent is pleased to offer for sale this beautifully presented and well-appointed link detached three-bedroom bungalow with a wraparound garden, situated in a highly sought-after location in lower Denbigh close to all local amenities with walks, good commuter links and local bus routes on your doorstep. In brief, the property includes a vestibule, long hallway, lounge with wall-mounted electric fire, a fitted kitchen with breakfast bar, two double bedrooms, a single bedroom, loft room, modern three-piece bathroom with airing cupboard and boiler room. To the front of the property, there is a concrete driveway providing off-road parking with a single garage and a path that leads you to the private and enclosed rear garden with a timber shed.

A FABULOUS BUNGALOW with NO ONWARD CHAIN and a HUGE WRAP AROUND GARDEN with POTENTIAL TO EXTEND!

- Link Detached Bungalow
- Large Corner Plot Position
- Close To Local Amenities
- Council Tax Band D
- Three Bedrooms
- Sought After Location
- Freehold Property
- No Onward Chain



## Vestibule

A decorative uPVC glazed front door opens into this entrance vestibule with tiled flooring and lights, a timber glazed door with a step up leads you into the hallway.

## Hallway

Carpeted hallway with a useful cloaks cupboard, a hatch with a pull down ladder gives access to the loft room with a radiator and panelled doors lead to all rooms.

## Lounge

A good-sized lounge with a central chimney breast housing a modern wall-mounted electric fire with a large uPVC double-glazed window overlooking the front of the property with carpeted flooring and two radiator.

## Kitchen

Fitted with a range of timber fronted units with laminate worktops having an eye-level electric oven and grill, white ceramic hob and extractor fan above, stainless steel sink with mixer tap, tiled splashbacks and spaces for white goods, with breakfast bar, radiator, wood effect vinyl flooring, a double glazed window overlooks the rear of the property and a door leads you to the rear hall.

## Master Bedroom

A large master bedroom with built-in mirror fronted triple wardrobe, built-in chest of drawers and dressing table. Carpeted flooring, radiator and a uPVC double-glazed window overlooking the rear garden.

## Bedroom 2

A double bedroom with carpeted flooring, radiator and a double-glazed window overlooking the front of the property.

## Bathroom

Well-appointed bathroom fitted with a modern white three-piece suite comprising a shower enclosure, vanity unit with hand wash basin and WC, part tiled walls with decorative border, vinyl flooring, heated chrome towel rail, airing cupboard, and privacy uPVC double-glazed window overlooking the side of the property.

## Bedroom 3

A single bedroom with carpeted flooring, radiator and a uPVC double glazed window overlooking the side of the property.

## Loft Room

A hatch with a pull-down ladder gives access to this spacious loft room with carpeted flooring, storage space in the eaves, radiator and a double-glazed window overlooking the side of the property.

## Rear Hall

With lights and vinyl flooring having doors leading into the kitchen, garage, boiler room and rear garden.

## Boiler Room

A useful storage room housing the Worcester combi boiler

## Garage

A linked single garage with an up and over door having concrete flooring, lights and power, houses the consumer unit and the gas meter with a pedestrian door to rear.

## Front & Side Garden

A concrete driveway provides off-road parking with a dwarf wall, mature borders and a lawn area that wraps around the side of the property. A timber gate leads you to the rear garden. You could extend the property subject to necessary planning permissions and still have a good-sized garden!

## Rear Garden

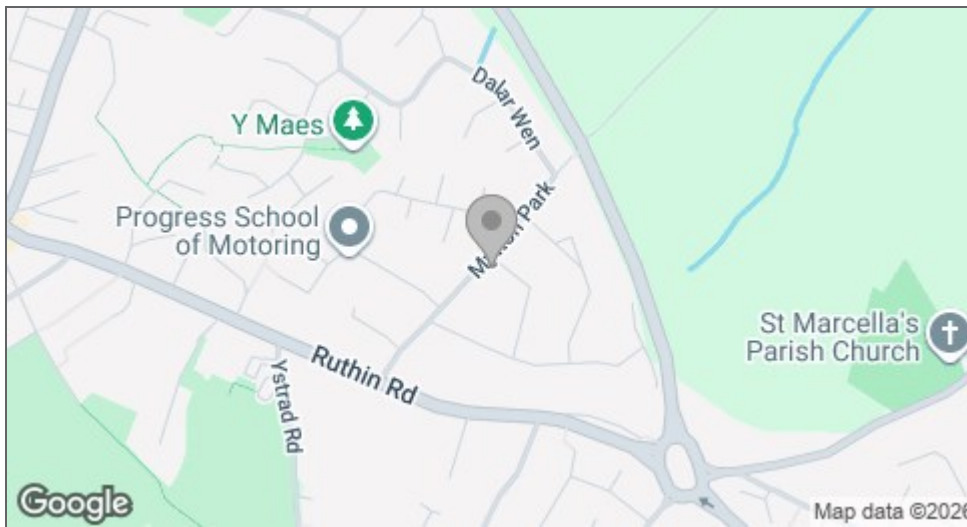
An enclosed rear garden mostly laid to lawn with a paved patio area and a concrete path leading you to the timber shed, all bounded by panelled fencing.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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		
(92 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		

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

