



# — CLOUGH & CO —

Residential, Agricultural, Commercial  
Auctioneers, Valuers, Surveyors, Land & Estate Agents



## 16 Park Street, Denbig, LL16 3DB Guide Price £120,000

A well presented and spacious stone built terrace property situated within walking distance of the town square of Denbig. The Historical Market Town of Denbig provides a wealth of amenities to include shops, schools, public houses and post office. The property would be of interest to a wide spectrum of purchasers and internal viewing is highly recommended.

Accommodation :- Front Entrance, Porch, Living Room, Lounge, Kitchen, First Floor, Landing, 2 Bedrooms and Bathroom/WC. The property benefits from an enclosed rear yard and gas central heating.

FOR SALE BY PRIVATE TREATY

## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated within walking distance of the town centre benefiting all its amenities. The A55 North Wales Expressway is situated approximately 6 miles north which provides easy transport links to the North Wales Coastline and further towns and villages.

From our Denigh office proceed past the post office to Park Street and No 16 is located approximately 300 yards on the left signposted Clough & Co for sale board.

### DESCRIPTION

The property has been well maintained and is in good order throughout which benefits from spacious accommodation. The property has the benefit of gas central heating and is ideal for first time buyers, those seeking a family home or a property investment.

The accommodation briefly comprises :-

### FRONT ENTRANCE

#### PORCH

With timber floor.

#### LIVING ROOM

9'5" x 8'9" (2.88m x 2.68m)

With window to front aspect, central heating heating radiator and carpeted floor.



#### LOUNGE

16'2" x 11'1" (4.94m x 3.38m)

With window to front aspect, open beam timber ceiling, timber floor and central heating radiator.



#### KITCHEN

12'6" x 11'3" (3.82m x 3.43m)

A range of fitted wall and floor units with stainless steel sink unit with mixer taps, partly tiled walls, under stairs storage cupboard, central heating radiator and access to the rear yard.'



### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

15'7" x 10'7" (4.76m x 3.23m)

A spacious bedroom with window to front aspect, electric meter box, access to loft space, carpeted floor and central heating radiator.



## BEDROOM TWO

15'4" x 9'5" (4.68m x 2.88m)

Includes built-in cupboard, window to front aspect, carpeted floor and central heating radiator.



## BATHROOM

12'6" x 5'4" (3.82m x 1.63m)

Having a white suite comprising low level wc, panelled bath with fitted Mira Sport electric shower, airing cupboard housing Worcester boiler, laminate floor and central heating radiator.



## OUTSIDE

There is an enclosed rear yard with small stone under slate roof store building.



## SERVICES

We are given to understand that Mains Electricity, Mains Water, Mains Gas and Mains Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

## TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

## VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

## TOWN & COUNTRY PLANNING

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## PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

## IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers

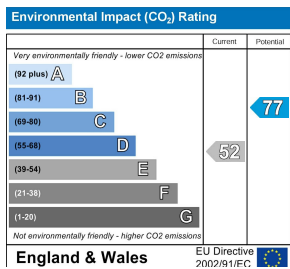
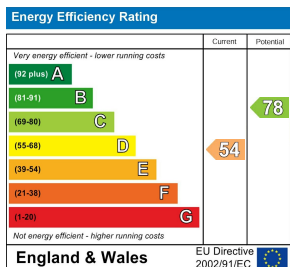
should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

### **BUYING PROCEDURE**

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

### **SELLING PROCEDURE**

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



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