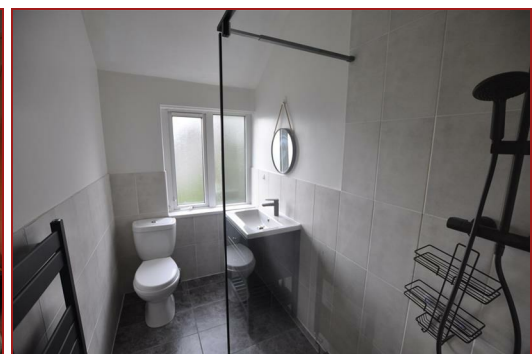




— CLOUGH & CO —

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



Hyfrydle Factory Place, Denbigh, LL16 3TS Asking Price £110,000

A well presented and spacious end terrace property situated within a short walk of Denbigh town square having recently benefited from some modernisation work. The Historical Market Town of Denbigh provides 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 an internal viewing is highly recommended.

Accommodation :- Front Entrance, Porch, Lounge, Kitchen, Downstairs Toilet, Cellar First Floor, Landing, 2 Bedrooms, Bathroom & WC

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated within a short walking distance from 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 Denbigh office proceed down Bridge Street at the roundabout take the third exit and then take an immediate right where the property can be seen on your left hand side after the car park.

DESCRIPTION

The property has been well maintained and is in good order throughout benefiting spacious accommodation and some modernisation work. The property has the benefit of gas central heating, public parking is close by and is ideal for either first time buyers, those seeking a family home or as an investment.

The accommodation briefly comprises :-

FRONT ENTRANCE

PORCH

Carpeted floor.

LOUNGE

15'8" x 12'9" (4.79m x 3.90m)

With window to front aspect, with stone feature fireplace fitted with brass and coal effect gas fire, electric meter cupboard, carpeted floor and central heating radiator.



KITCHEN

14'0" x 12'9" (4.27m x 3.91m)

A spacious kitchen with a range of fitted wall and floor units to include glass feature dresser with stainless steel sink unit with mixer taps, storage cupboard, partly carpeted floor and vinyl, central heating radiator, window to rear aspect.



DOWNSTAIRS TOILET

With low level wc, wash hand basin with vinyl floor.

Access to rear garden.

FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE

14'5" x 9'7" (4.41m x 2.93m)

With spacious storage cupboard together with shelving, central heating radiator, window to front aspect and newly fitted carpeted floor.



BEDROOM TWO

11'6" x 7'7" (3.52m x 2.33m)

With window to rear aspect and carpeted floor.



BATHROOM

8'5" x 4'8" (2.59m x 1.43m)

Recently fitted modern bathroom with white low level wc, grey vanity unit with white inset sink & mixer tap, freestanding shower unit with fitted shower, heated towel rail, partly tiled walls, tiled floor and window to rear aspect.



OUTSIDE

The property benefits an easy maintained garden to the front and rear, To the front includes a patio area, pedestrian side access providing a well appointed garden to the rear together with garden features, flower pots, hedge and storage space.



CELLAR

13'10" x 12'9" (4.24m x 3.91m)

Benefiting concrete floor, coal bunk, stainless steel sink unit and Worcester boiler.



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.

VIEWING ARRANGEMENTS

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

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

COUNCIL TAX

Council Tax Band B

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.

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

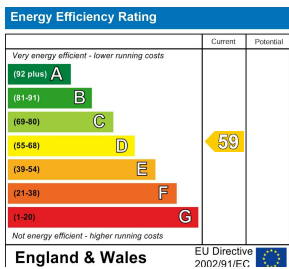
1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services,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

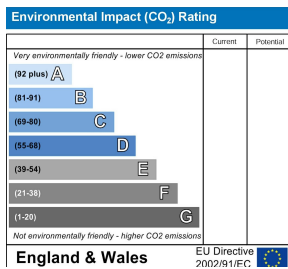
Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then 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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45 High Street, Denbigh, Clwyd, LL16 3SD
 Tel: 01745 812049 | Fax: 01745 812180
 enquiries@cloughco.com
 www.cloughco.com



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