

## 128 Vale Street, Denbigh, LL16 3BS

### Guide Price £110,000

A 2 bedroom spacious mid-terrace property situated within a short walk from the town centre. The Historical Market Town Denbigh 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 an internal viewing is highly recommended. The property benefits from gas fired central heating and ample public parking is close by. EPC Rating D

Accommodation :- Hall, Lounge, Living/Dining Room, Kitchen, First Floor, Landing, 2 Bedrooms & Bathroom

FOR SALE BY PRIVATE TREATY

Telephone No : 01745 812049  
Email : [enquiries@cloughco.com](mailto:enquiries@cloughco.com)



## GENERAL REMARKS

### SITUATION & DIRECTIONS

The property is situated in a most convenient position being within walking distance of the town centre. The Market Town of Denbigh provides a wealth of amenities to include primary secondary schools, shops, post office, public houses and within easy access of the A55 Expressway providing easy community to Chester and the North Wales Coastline.

From our Denbigh office proceed down Vale Street and the property is situated on the right and will be identified by Clough & Co for sale board.

### DESCRIPTION

128 Vale Street is a brick built under slate roof 2 bedroom mid-terrace property benefiting spacious accommodation.

The accommodation briefly comprises :-

### FRONT ENTRANCE/HALL

With laminated floor and staircase to first floor.

### LOUNGE

14'2" x 9'3" (4.33m x 2.84m)

Fitted gas fireplace with wood surround, fitted cupboards either side of fireplace, central heating radiator, carpeted floor and window to front aspect.



### LIVING/DINING ROOM

13'1" x 11'8" (4.01m x 3.56m)

With laminated floor, fitted cupboard, decorative wood fire surround, under stairs storage cupboard, central heating radiator and door to :-



### KITCHEN

10'6" x 5'10" (3.22m x 1.79m)

Having fitted floor and wall units in light oak, laminated worktops, single drainer stainless steel sink unit with mixer taps, tiled floor, Ignis fan extractor, plumbing for automatic washing machine, Worcester gas boiler with access to rear back yard.



### FIRST FLOOR

### LANDING

With fitted cupbaords.

### FRONT BEDROOM ONE

13'2" x 12'10" (4.03m x 3.92m)

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





### REAR BEDROOM TWO

11'5" x 7'9" (3.50m x 2.37m)

Fitted wardrobe and storage cupboard, carpeted floor and central heating radiator.



### OUTSIDE

Small storeroom and enclosed rear garden with timber garden shed.



### BATHROOM

10'2" x 5'8" (3.11m x 1.74m)

White sanitary ware comprising pedestal wash hand, low level, free standing corner shower cubicle with Triton electric shower, half wood panelled & half tiled walls, laminate flooring and central heating radiator.



### 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.

## **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

## **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**

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.

## **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

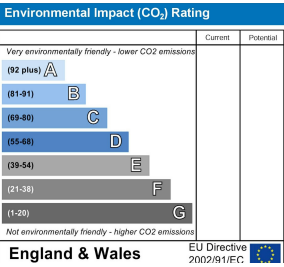
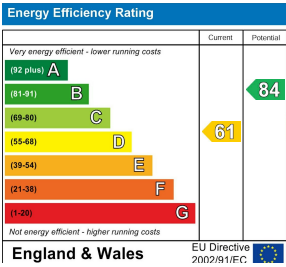
enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 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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**CLOUGH & CO**  
Residential, Agricultural, Commercial  
Auctioneers, Valuers, Surveyors, Land & Estate Agents