

74 Vale Street, Denbigh, LL16 3BW



Total area: approx. 291.7 sq. metres



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



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74 Vale Street
Denbigh,
LL16 3BW

Offers Around
£275,000

A VERY SUBSTANTIAL THREE STOREY, EIGHT BEDROOM GRADE II LISTED HOUSE WITH ENCLOSED REAR GARDEN AND PARKING FOR TWO CARS, FRONTING ONTO THE LOWER PART OF VALE STREET ABOUT 0.3 MILE FROM THE TOWN CENTRE.

Forming part of a row of distinguished period houses this very spacious and adaptable home had been used as a private residence and bed & breakfast for many years. Benefitting from a recently installed gas central heating system it will lend itself to a programme of some refurbishment and modernisation. A particular feature is the enclosed south facing rear garden and parking with shared private access off Park Street.

It affords a large hall, with inner hall and stairs leading down to a converted basement, dining room, lounge, inner lobby with pantry and large kitchen/breakfast room, large utility room, side porch and wc, enclosed main staircase and secondary stairs leading to the first floor main landing, four bedrooms with en-suites, second floor landing, three bedrooms with en-suites, bedroom eight and shower room with separate wc.

Enclosed patio to front with external steps leading down to the basement. Enclosed doors to side passage leading to the right-hand side and rear gardens with patio and lawns. Gated access to hardstanding for two cars.

INSPECTION HIGHLY RECOMMENDED..

LOCATION

Denbigh is an Historic market town situated within the heart of the Vale of Clwyd and within 7 miles of the A55 Expressway at St Asaph which provides ease of access along the North Wales Coast to Chester and the motorway network beyond. The town provides a good range of shopping facilities catering for most daily needs to include supermarkets, major banks, public library and post office.

THE ACCOMMODATION COMPRISES:

Glazed and panelled entrance door with glazed fan light above leading to:

RECEPTION HALL

5.05m max x 1.37m (16'7" max x 4'6")

With a high moulded coved ceiling, dado rail and Minton style floor to the majority.

DINING ROOM

5.79m x 4.22m (19'0" x 13'10")



Located to the front of the house with a deep splay bay window to the front with venetian blinds. Decorative tiled fireplace with heavy carved oak surround with raised plinth and further tiling above. High and moulded coved ceiling, plate rail, dado rail and panelled radiator.

**REAR HALL**

With radiator and stone steps leading down to the cellar. Glazed door leading to:

INNER LOBBY

With shelving and further door opening to:

LOUNGE

5.79m x 4.39m (19'0" x 14'5")



A spacious room to the rear of the house with large sash windows, it also benefits from a high ceiling with moulding. Ornate cast-iron fireplace with heavy slate surround and oak edged hearth. Fitted shelving to recesses, wood panelling to dado height in part and panelled radiator. Glazed door leading through to the inner lobby.

**INNER LOBBY**

With bi-fold door opening to:

PANTRY

With wall shelving and heather brown tiled floor.

KITCHEN/BREAKFAST ROOM

5.69m x 3.53m (18'8" x 11'7")

A large room with a modern range of base and wall mounted cupboards and drawers in part with white finish to door and drawer fronts and contrasting stone effect working surfaces to include an inset 1½ bowl stainless steel sink with mixer tap and drainer. Further units incorporating a five-ring stainless steel gas hob together with integrated oven. Further units with a wood grain effect finish to door and drawer fronts with marble effect working surfaces. Heather brown tiled floor, windows and panelled door to the side. Secondary staircase leading to the first floor. Bi-fold door to the utility room.

UTILITY ROOM

2.95m x 2.29m (9'8" x 7'6")

Matching heather brown tiled floor, large walk-in double door storage cupboard with shelving.

REAR PORCH

With stable door leading to the rear garden.

CLOAKROOM/WC

With low level wc.

CELLAR

4.19m x 3.35m (13'9" x 11'0")

A very useful room with high headroom, it is located beneath the dining room and has been used as an additional living area

with a panelled door opening to external steps which lead up to the front elevation onto Vale Street.

CENTRAL STAIRWELL

Glazed door opens from the main hall to a large enclosed central staircase which rises through the building to the first and second floors.

FIRST FLOOR LANDING**BEDROOM ONE**

4.50m x 3.28m + deep recess (14'9" x 10'9" + deep recess)

A double bedroom to the rear of the house with out-built double door wardrobes, high level locker storage cupboards and panelled radiator.

SHOWER ROOM

2.74m x 1.14m (9'0" x 3'9")

Tray with electric shower, wash basin and wc.

BEDROOM TWO

3.66m x 3.05m (12'0" x 10'0")



To the front of the house with two sash windows overlooking Vale Street. High and moulded ceiling in the main with picture rail and radiator.

EN SUITE SHOWER ROOM

2.13m x 1.22m (7'0" x 4'0")



Corner cubicle with electric shower, pedestal wash basin and wc.

BEDROOM THREE

4.50m + deep door recess x 3.40m (14'9" + deep door recess x 11'2")

Deep splay bay window to the front overlooking Vale Street. High moulded coved ceiling in the main and panelled radiator.

EN SUITE SHOWER ROOM (not in use)

2.46m x 1.22m (8'1" x 4'0")

With shower tray, wash basin and wc.

INNER LANDING

glazed door leading to the inner landing, with radiator and panelled door leading to:

LOBBY

Secondary staircase leading down to the ground floor.f

BEDROOM FOUR

4.83m max x 3.53m max (15'10" max x 11'7" max)



Double glazed window with a pleasing westerly aspect over the rear gardens. Pedestal wash basin with tiled surround and panelled radiator.

EN SUITE SHOWER ROOM

With tray, electric shower and radiator.

SEPARATE CLOSET

With wc.

SECOND FLOOR ENCLOSED LANDING

With radiator and airing cupboard with a prelagged cylinder and immersion heater.

BEDROOM FIVE

3.23m x 2.31m (10'7" x 7'7")



To the front of the house with a sash window overlooking Vale Street, pedestal wash basin within a tiled surround, part vaulted ceiling and radiator.

BEDROOM SIX

3.35m x 2.72m (11'0" x 8'11")



Panelled radiator.

EN SUITE SHOWER ROOM

1.83m x 1.52m (6'0" x 5'0")

Tray with electric shower, pedestal wash basin and wc.

BEDROOM SEVEN

4.52m x 3.25m (14'10" x 10'8")



Located to the rear of the house with pleasing views across town towards the Clwydian Hills and Moel Famau. Panelled radiator.

EN SUITE BATHROOM

2.39m x 2.18m (7'10" x 7'2")

With panelled bath, wash basin and wc.

BEDROOM EIGHT

4.06m x 2.84m + recess (13'4" x 9'4" + recess)

Two arched sash windows to the front of the house overlooking Vale Street. Recess with wash basin and tiled surround and panelled radiator.

SHOWER ROOM

2.13m x 0.99m (7'0" x 3'3")

Tray with electric shower over. Panelled radiator.

SEPARATE CLOSET

Low level wc.

OUTSIDE FRONT

The property is bounded to Vale Street by a low level brick wall with wrought-iron railings and gate leading to a crazy paved in stone patio area with steps leading down to the basement room and panelled door to one side leading to the enclosed and private passageway which leads to the rear of the house.

OUTSIDE REAR

The rear of the house is a particular feature as it enjoys a predominantly westerly aspect with a wide flagged patio, shaped lawn and established flower and shrub borders. The domestic area leads along the right hand elevation to the side door of the kitchen where there is a small garden shed and boiler room housing a modern Worcester gas fired boiler providing domestic hot water and heating system (installed

new throughout the house in 2021). Beyond is a decorative wrought-iron gate which leads through to the covered area which extends to the door entrance off Vale Street.

**CAR PARKING**

The property benefits from a shared and unmade entrance leading from Park Street to the rear of the house, where there is a gravelled area providing space for parking two cars. Please note: this area is subject to a vehicular and pedestrian right of way in favour of an adjoining property, but this does not restrict the parking for two cars.

TENURE

Understood to be Freehold, subject to verification.

COUNCIL TAX

Denbighshire County Council - Council Tax Band D.

DIRECTIONS

From the Agent's Denbigh Office proceed down Vale Street for approximately two-thirds of a mile, whereupon the house will be found on the right hand side approximately 100yds before the Lidl store on the left.

AML**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

HME/JF