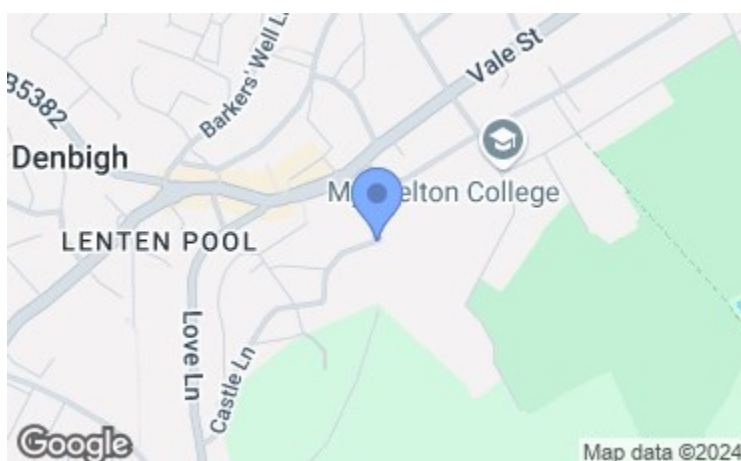




GROSS INTERNAL AREA
 FLOOR 1 880 sq.ft. FLOOR 2 781 sq.ft. FLOOR 3 356 sq.ft.
 TOTAL : 2,017 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Casa Feliz Bull Lane
 Denbigh, Denbighshire
 LL16 3SN

Price
£350,000

AN ELEGANT GRADE II LISTED FIVE BEDROOM SEMI DETACHED PERIOD HOUSE STANDING IN AN ELEVATED SETTING BELOW DENBIGH CASTLE WITH PANORAMIC VIEWS OVER THE TOWN, ACROSS THE VALE OF CLWYD AND DISTANT COASTLINE BEYOND. Offering spacious living accommodation on three floors with principal rooms taking full advantage of the setting and having benefitted from a tasteful scheme of renovation whilst retaining many of the original Victorian features; including bay windows, high ceilings, pine interior doors, feature fireplaces and tiled floors. The house is centred around an impressive reception hall with spindled staircase and includes three elegant reception rooms, a superb kitchen with adjoining utility area, cloakroom/Wc, first floor landing, four double bedrooms, one en-suite, and a traditional family bathroom. A fifth bedroom and a spacious attic room/study is located on the second floor. Off road parking, terraced front garden and secluded courtyard to the side of the house. VIEWING HIGHLY RECOMMENDED.

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 Estate Agents Ltd.



LOCATION



This imposing stone house stands in a designated Conservation Area above the town centre, adjoining the historic town walls. A footpath opposite provides access into nearby woodland with numerous walks in the surrounding area. Denbigh is an Historic market town situated within the heart of the Vale of Clwyd and is 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

FRONT ENTRANCE PORCH

Part glazed wood panelled front door to entrance porch with decorative tiled floor, built in understairs cupboard and solid pine and stained/leaded inner door to reception hall.

RECEPTION HALL

3.99m x 2.92m (131" x 97")



An elegant reception hall with a spindled turned staircase to the first floor with pitch pine handrail and newel post, decorative tiled floor, coved ceiling, radiator and traditional four panelled pine interior doors to all rooms.

LIVING ROOM

4.14m x 3.58m plus bay (137" x 119" plus bay)



A spacious room with a deep corner secondary glazed bay window to the front enjoying far reaching views over the town and across the Vale of Clwyd and coastline beyond. Victorian style fireplace with tiled insert and hearth and open fire grate, coved ceiling, picture rail, wall light point, TV aerial point and radiator.

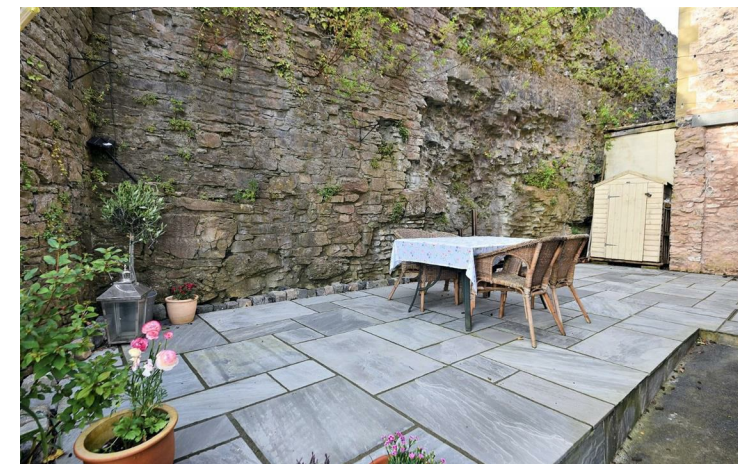
FRONT GARDEN



Terraced style front garden area with central slate steps leading up to the front door. Gravelled areas to either side of the steps with iron railings and well stocked, shrubbery border opposite. Extended pathway to the front leads through to the side courtyard.



COURTYARD



To the left hand gable of the property is a secluded courtyard

which abuts the original town walls. It provides a private setting with access from the kitchen and has recently been landscaped with natural stone paving and a raised tiled plinth. Outside light and tap.

DIRECTIONS

Bull Lane is located to the left of the Post Office, just off the square to the centre of Denbigh. Proceed up the hill whereupon the property will be found on the left on the apex of the right hand corner.

AGENTS NOTES

TENURE

COUNCIL TAX

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DW/PMW

BATHROOM

1.96m x 1.83m (6'5" x 6')



A well appointed luxury bathroom in keeping with the original house with attractive fully tiled walls and large feature wall mirror. Comprising panelled bath with mixer shower tap and mains overhead shower, pedestal wash basin and WC with high flush cistern. Marble style tiled floor, high ceiling with recessed ceiling lighting, extractor fan and UPVC double glazed window with frosted glass.

BEDROM 5

3.45m x 2.82m (11'4" x 9'3")



Secondary double glazed window to the front with views, laminate wood effect flooring, radiator and internal door leading to attic room two/study.

STUDY

3.58m x 2.74m (11'9" x 9')



Double glazed roof light, built in cupboard, laminate wood effect flooring and radiator.

WALK IN STORE

3.12m x 2.21m (10'3" x 7'3")

Laminate flooring.

OUTSIDE



To the front is a parking bay for one car with gated pathway/steps to the side with stone walling leading up to the front of the property.

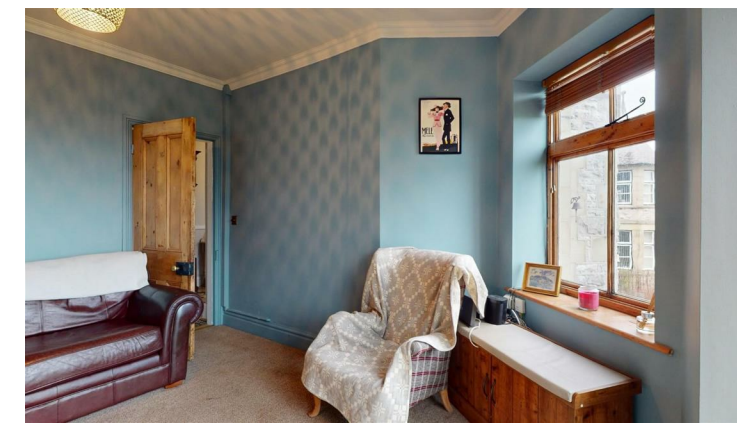


SITTING ROOM

3.28m to chimney breast x 4.24m (10'9" to chimney breast x 13'11")



Full length double glazed picture window to the front with uninterrupted views of the Vale towards the Clwydian Hills, further single glazed window to the side and recessed tiled fireplace with hearth and multifuel stove. Fitted cupboards and shelving into alcoves either side of the chimney breast, telephone point and TV aerial point.



DINING ROOM

3.58m x 3.58m (11'9" x 11'9")



Secondary double glazed window to the side elevation, solid wood flooring, feature Victorian style fireplace with decorative tiled insert and hearth and open fire grate (not in use), shelving to alcove, coved ceiling, picture rail and radiator. Opening to kitchen.

KITCHEN

3.45m x 2.31m (11'4" x 7'7")



A galley style kitchen fitted with an attractive range of cream wood grain fronted base and wall units with contrasting solid wood block work surface with tiled splashback. Gas range cooker with

decorative tiled splashback and cooker hood above, integrated fridge/freezer and dishwasher. Breakfast bar, radiator, recessed ceiling lighting and opening to the utility area.

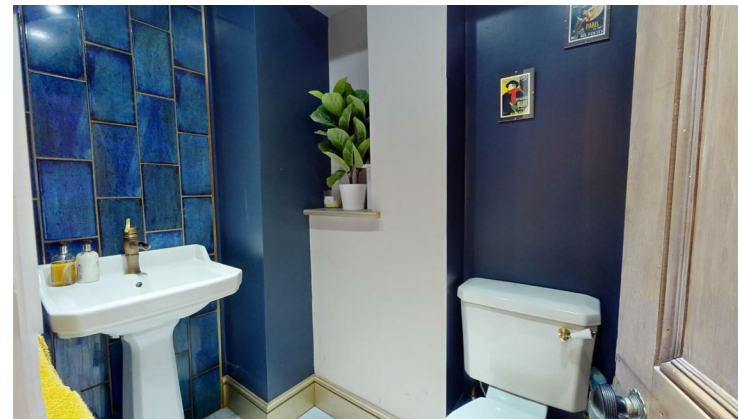


UTILITY AREA
4.22m x 1.30m (13'10" x 4'3")



Matching base and wall cupboards to the kitchen, solid wood worktops, Belfast style sink with mixer tap, void and plumbing for washing machine, space for tumble dryer and radiator. Continuation of the wood flooring from the kitchen and double glazed twin doors to the garden.

CLOAKROOM/WC
2.01m x 1.30m (6'7" x 4'3")



Fitted with a traditional suite comprising pedestal wash basin with feature tap and tiled splashback surround; and low flush WC. Marble style tiled floor, radiator and recessed ceiling lighting.

FIRST FLOOR LANDING

Secondary double glazed window, radiator, extended spindled staircase to the second floor accommodation, picture rail and traditional pine panelled interior doors.

BEDROOM ONE
4.17m x 3.61m plus bay (13'8" x 11'10" plus bay)



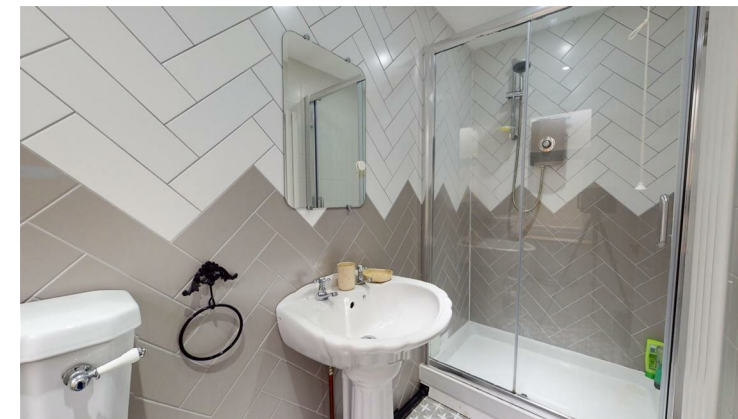
A spacious room with wide double glazed corner bay window with secondary glazing enjoying splendid views over the town and the Vale of Clwyd beyond. Wall light point and radiator.

BEDROOM TWO
3.45m x 2.57m plus bay and recess (11'4" x 8'5" plus bay and recess)



Secondary double glazed V shaped window to the front with views, deep windowsill and radiator.

EN SUITE
2.67m x 1.17m (8'9" x 3'10")



Fitted with a traditional white suite comprising large tiled shower enclosure with sliding screen and electric shower, pedestal wash basin and low flush WC. Fully tiled walls, tiled floor, recessed ceiling lighting, tall contemporary style radiator and UPVC double glazed window.

BEDROOM THREE
3.58m x 3.35m to chimney breast (11'9" x 11' to chimney breast)



Secondary double glazed window to the side elevation, built in cupboard, high shaped ceiling and radiator.

BEDROOM FOUR/DRESSING ROOM
3.91m x 2.36m (12'10" x 7'9")



Fitted with an extensive range of open wardrobes with shelving and drawers beneath. Low level double glazed window with frosted glass, laminate wood effect flooring, radiator and cupboard housing a modern gas fired central heating boiler.