



**Bodgwilym Park Street, Denbigh,
Denbighshire, LL16 3DD**

£695,000

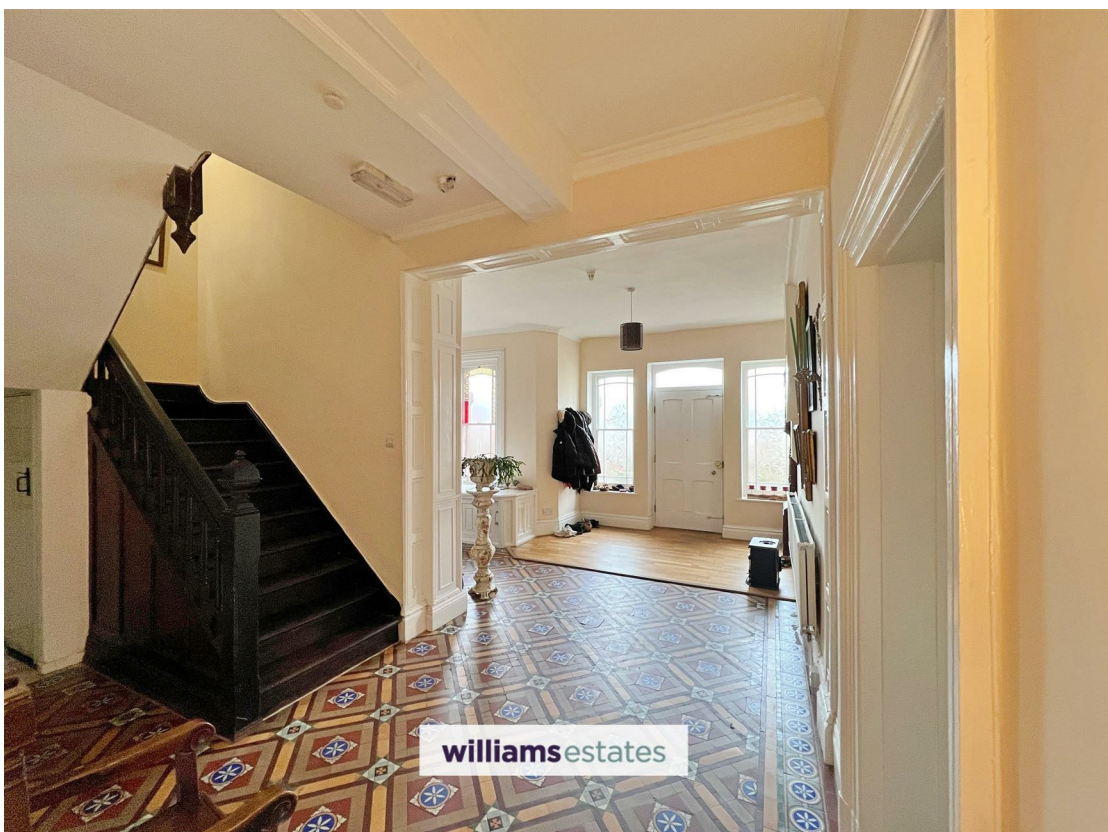
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EPC - E46

Council Tax Band - G Tenure - Freehold

SUMMARY

No Onward Chain! - This remarkable three-storey Victorian townhouse, dating back to 1862, is a true testament to history. Offering an abundance of character, it combines traditional charm with modern living. The property boasts original features throughout, including marble fireplaces, intricate tiled floors, classic sash windows, and deep-coved ceilings. With versatile accommodation, there is potential to convert it into a seven-bedroom family home, or alternatively, a bed and breakfast/annex. Viewing is highly recommended to fully appreciate the history, charm, and spacious living on offer. EPC Rating E46.



Description

In brief the property comprises of a large inviting reception hall, spacious lounge with personalised window shutters, kitchen/ breakfast room with sitting/ dining room off, snug, downstairs cloakroom, storage and boiler room to the rear. The second floor, large family bathroom, master bedroom, two further bedrooms and utility. To the third floor, two further bedrooms, storage room, study and bathroom.

Access from the house or separate entrance to the rear is a spacious annex with entrance hall, sitting room and W.C, kitchen, stairs up to landing/ study, good size lounge/ bedroom with en-suite off and further double bedroom.

To the outside, hardwood private gates lead into the driveway for ample off road parking with the rear garden having a sunny aspect to all areas, bounded by original stone walls for privacy.

Accommodation

Feature hardwood door leads into:

Reception Hall

21'2" x 18'2" (6.45 x 5.54)

A fabulous entrance hall with Victorian tiled flooring, radiator, power points, storage cupboard, dual aspect sash windows to the front elevation, stain glass window to the front elevation, coat room, stairs and further accommodation off.

Lounge

28'2" x 17'7" (8.59 x 5.36)

Characterful larger than average lounge with radiators, power points low level built in storage cupboards and sash windows to the front elevation with personalised sliding shutters.

Kitchen/Breakfast Room

18'7" x 14'2" (5.66 x 4.32)

Offering a range of wall, drawer and base units with work surfaces over, space for tall standing fridge freezer, void for Range Master, tiled splash backs, feature fireplace with electric fire, tiled flooring, radiator, power points, door with glass panel leads to the rear garden and further bay window looks over the side elevation.

Sitting Room

16'11" x 13'10" (5.16 x 4.22 (5.15 x 4.21))

Having feature fireplace with original marble hearth, built in storage cupboards, radiators, power points, bay window to the side elevation and sliding feature doors lead into the kitchen.

Inner Hallway

Tiled flooring, storage cupboard and radiator.

Snug

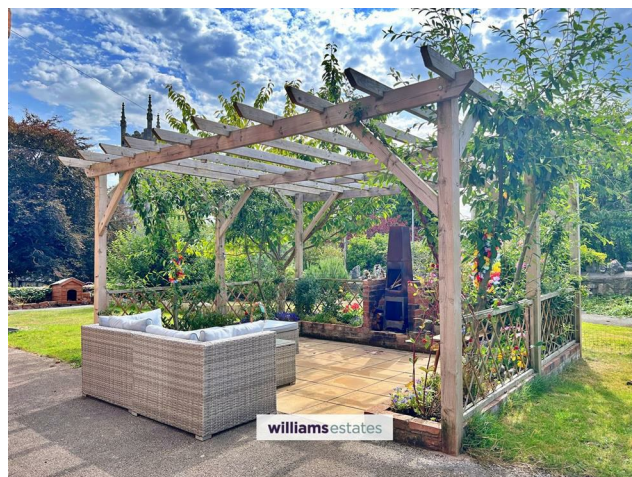
9'2" x 7'3" (2.79 x 2.21)

With radiator and power points.

Downstairs Cloakroom

7'10" x 4'8" (2.39 x 1.42)

Having low flush W.C, radiator, wall mounted basin and sash window to the side.





Storage Room

7'11" x 12'1" (2.41 x 3.68)

Having Quarry tiled floor and uPVC window to the side elevation

Boiler Room

12'7" x 5'0" (3.84 x 1.52)

Housing all electric meters, two Worcester gas central heating boilers and uPVC door to the side.

First Floor Landing & Hallway

Victorian style staircase, radiator, power points and accommodation off.

Family Bathroom

15'0" x 11'1" (4.57 x 3.38)

In white comprising low flush W.C, bidet, panelled bath with step up, double shower, built in sink, tiled splash backs, tiled flooring, radiator and sash window to the rear elevation.

Utility

11'6" x 4'11" (3.51 x 1.50)

Having sash window to the rear elevation, plumbing for washing machine, pedestal basin and low flush W.C.

Master Bedroom

18'6" x 17'3" (5.64 x 5.26 (5.63 x 5.25))

Spacious master bedroom with radiator, power points and bay window to the side.

Bathroom area with vanity unit housing the sink and W.C.



Bedroom Two

18'2" x 14'0" (5.54 x 4.27 (5.53 x 4.26))

A sunny aspect with radiator, power points and bay window to the side.

Bedroom Three

18'5" x 14'0" (5.61 x 4.27)

Sash windows to the front elevation, power points, radiator and storage cupboards

Third Floor Landing

Seating area and uPVC window which overlooks the side elevation and Velux window.



Hallway

Having radiator, power points and storage cupboards

Storage Room

18'3" x 9'5" (5.56 x 2.87)

Having radiator, power points and window to the front

Bedroom Four

15'6" x 18'3" (4.72 x 5.56)

Window to the side elevation, velux window, radiator and power points.

Bedroom Five

17'4" x 17'3" (5.28 x 5.26)

With a velux window, dual aspect windows, radiator and power points

Bathroom

12'1" x 6'1" (3.68 x 1.85)

In white low flush W.C, panelled bath, tiled flooring, half tiled walls and windows to the rear elevation



Study
15'4" x 13'3" (4.67 x 4.04)
With radiator, power points and velux window.

Annex
With access through the main house or rear elevation.

Hallway
Having radiator, power points, quarry tiled flooring and doors off

Sitting Room
12'1" x 11'9" (3.68 x 3.58)
Single glazed sash window to the rear, radiator and power points

W.C
5'1" x 9'0" (1.55 x 2.74)
Low flush W.C, wash basin, radiator, space for shower enclosure and sash window to the rear.

Kitchen
13'8" x 10'3" (4.17 x 3.12)
Offering a range of wall, drawer and base units with work surfaces over, void for cooker, stainless steel sink, breakfast bar, radiator, power points, sash window to the rear and stairs off.

Landing/ Study
13'3" x 14'1" (4.04 x 4.29)
Sash window to the rear elevation, radiator and power points

Hallway.
Power points and storage cupboard

Lounge / Bedroom
28'3" x 16'2" (8.61 x 4.93 (8.60 x 4.92))
(Length 15'1 minimum)
A spacious lounge/ potential bedroom with power points, radiators and dual aspect sash windows to the front.

Bathroom/ En-suite
With panel bath and shower over, low flush W.C, pedestal wash basin, radiator and part tiled walls.

Bedroom
13'8" x 11'11" (4.17 x 3.63)
Having the original feature fireplace, loft hatch, radiator, power points and dual aspect sash windows to the side

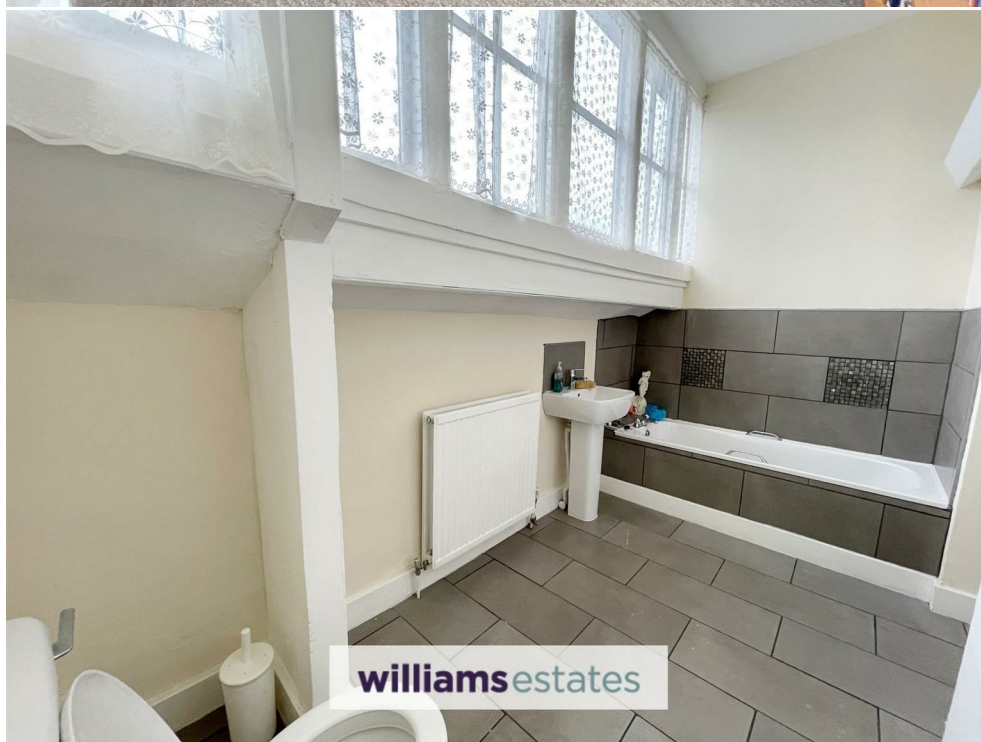
Cellar
With ample storage space split into three rooms, Georgian vaulted ceiling and staircase.

Outside
The property is approached via hardwood double gates which lead to a large driveway for ample off road parking, lawn and paved patio areas and access to both sides.

The rear garden is a particular feature with good size lawned areas, feature paved patio with pagoda above and built in wood burner, timber shed with power and lighting, bounded by timber fencing and original stone walls for privacy.

Outside timber gated dog run, measuring, 13 meters x 5 meters. Also two heated and heavily insulated dog kennels.







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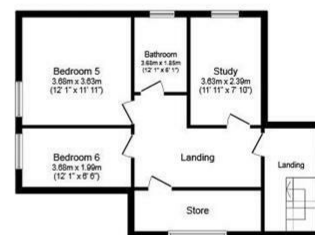
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Ground Floor



First Floor



Second Floor

Total floor area 423.9 sq.m. (4,562 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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