



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127

Bod Haulog, The Roe, St. Asaph, LL17 0LY



- Restoration / Renovation Project
- 5 larger than average bedrooms
- Outbuildings
- Beautiful original features
- Close to the A55
- Huge potential
- Full range of shops, schools and amenities nearby
- Viewing by prior arrangement only



Jones Peckover are pleased to offer for sale this beautiful five bedroom Victorian family home steeped in history located on the Roe, within the Cathedral city of St. Asaph. The location of the property is close to the A55 expressway which is ideal for commuting, as well as being a short walk away from all local amenities including local shops, restaurants, schools and more. This property has so many original beautiful features which could be restored if this what you are looking to achieve. This is an "Escape to the Chateaux", Welsh style.

AGENTS REMARKS

This beautiful 5 bedrooomed Victorian Detached home is steeped in history and would make a fantastic project for someone to restore the beautiful features and bring back to life this family home. Or this would make a fantastic renovation project for someone maybe wanting to turn this into Offices, Surgery, HMO or other forms of commercial occupancy (subject to planning permission). The Vendor of the property would be happy to work alongside the purchaser and offer some fantastic packages in assisting with the renovations/upgrading.

ENTRANCE HALL

27'10" x 7'11" (8.50 x 2.43)

The entrance hall is entered through double doors from the entrance porch. Half wood-panelled walls, encaustic Victorian tiled flooring. Solid wooden staircase to first floor.

DRAWING ROOM

18'0" x 13'10" (5.50 x 4.23)

Double aspect windows to front and rear. Original Sash windows with secondary glazing. Feature brick fire place with original fire. Solid wood flooring.

DINING ROOM

17'10" x 13'9" (5.45 x 4.21)

Original sash window with secondary glazing unit to front elevation. Feature fireplace with tiles and wooden surround. Solid wooden floor boards. Decorative ceiling rose.

STUDY

13'9" x 12'9" (4.21 x 3.89)

Original sash window with secondary glazing unit to side elevation. Built-in wooden display cupboards to alcoves. Marble fireplace and surround.

REAR SITTING ROOM

18'9" x 9'10" (5.73 x 3.01)

French doors to side leading onto garden area.

DOWNSTAIRS BATHROOM

Obscured glass window to rear elevation. Victorian blue three-piece bathroom suite comprising of W.C, sink and shower tray.

UTILITY AND PANTRY

Window to rear elevation and range of base cupboards. Separate door to pantry, fitted with a range of shelves.

REAR HALLWAY

Door to side elevation

KITCHEN

13'10" x 12'9" (4.23 x 3.91)

Window to side elevation.

FIRST FLOOR LANDING

Original sash picture windows with secondary glazing. Original coving and cornicing. Solid wood flooring and dado rail.

PRINCIPAL BEDROOM

18'0" x 13'10" (5.50 x 4.23)

Double aspect sash windows with secondary glazing to front and side elevations. Solid wood flooring and feature fireplace with marble surround. Door to

DRESSING ROOM

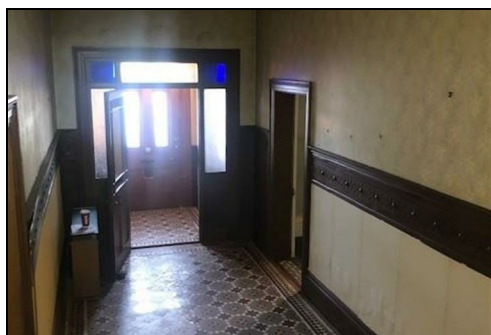
11'5" x 7'10" (3.49 x 2.41)

Original sash window with secondary glazing to front elevation, Solid wood floor and door onto landing area.

BEDROOM 2

17'10" x 243'6" (5.45 x 74.23)

Original sash window with secondary glazing to front elevation, feature fireplace and solid wood floors.



BEDROOM 3

13'9" x 12'10" (4.21 x 3.92)

Original sash window with secondary glazing to side elevation. Feature fireplace and solid wood floors.

BEDROOM 4

13'10" x 12'9" (4.23 x 3.91)

Original sash window with secondary glazing to side elevation. Feature fireplace and solid wood floors.

BEDROOM 5

14'5" x 9'10" (4.40 x 3.01)

Original sash window with secondary glazing to side elevation. Feature fireplace and solid wood floors.

WC

Original sash window to rear elevation, sink and W.C.

BATHROOM

Original Sash window with secondary glazing to side elevation. Sink and bath.

OUTSIDE

To the rear of the property there are a number of outbuildings and a toilet.

To the front of the property is a large drive area for several cars. A five-foot wall separates the driveway from the public highway and there are wrought iron gates for the entrance.

METHOD OF SALE

The land is to be offered for sale by Private Treaty.

DISPUTES

Should any dispute arise as to the boundaries or any point on the general remarks, stipulations, particulars or plans or the interpretation of any of them, the question should be referred to the arbitration of the selling agents whose decision acting as experts shall be final.

MISREPRESENTATION ACT

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending

purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

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 Jones Peckover, 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. Certain boundary lines may not accord with those identified on the plans accompanying this brochure and some internal divisions may have been removed since the Ordnance Survey compiled the relevant Map Editions.

VIEWING

By arrangement with the Agents:
Jones Peckover
61 Market Street
Abergele
Conwy
LL22 7AF

