



# JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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## 12 Hennessey Terrace, Bridge Street, Denbigh, LL16 3SZ

- 1 Bedroomed Terraced property
- Recently refurbished
- Ideal for first time buyers
- Council Tax 'Band B'
- \*NO ONWARD CHAIN\*
- Town Centre location
- Investment opportunity
- New flooring throughout

Welcome to Hennessey Terrace on Bridge Street in the charming town of Denbigh! This delightful terraced house offers a perfect blend of modern comfort and convenience in a prime town centre location.

Step inside to discover a welcoming lounge, ideal for relaxing or entertaining guests. The property boasts a spacious Double bedroom, providing a peaceful retreat at the end of a long day. The newly fitted modern bathroom adds a touch of luxury, while the new kitchen is perfect for whipping up delicious meals. This property has also been fitted with new flooring throughout.

With plenty of living space, this property is perfect for those seeking a cosy yet stylish home. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this house has something for everyone.

Don't miss the chance to make this lovely property your own and enjoy the convenience of Town Centre living in Denbigh. Book a viewing today and start envisioning your life in this charming home!

**\*\*Viewing Highly Recommended\*\***

### LOUNGE

From the entrance door into the lounge area, a welcoming space with a large uPVC double glazed window to front elevation, open fire and electric heater.

### KITCHEN

A range of wall and base units with marble worktop and splashback over. A brand new built-in oven and hob with extractor over. further tiled splash backs, 1 & 1/2 bowl inset sink and drainer. uPVC double glazed window and door to rear elevation. Stairs to 1st floor.

### BEDROOM

A large double bedroom with 2 x uPVC double glazed window to front elevation and electric heater, newly carpeted.

### BATHROOM

A recently fitted white 3 piece suite comprising of W.C, wash hand basin and double shower. Bathroom multi-paneled walls and uPVC double glazed window to rear elevation.



### OUTSIDE

Small courtyard to rear with picket fence.

### METHOD OF SALE

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

### 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.

### SERVICES

Mains electricity, gas, water and drainage are connected to the property. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

### TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors

### VIEWING

By arrangement with the Agents, Jones Peckover, 47 Vale Street,  
Denbigh, LL16 3AR. 01745 812127



