



JONES PECKOVER

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57 Vale Street, Denbigh, LL16 3AP

- Period Town House
- Wealth of Original Features
- Popular Town Location
- Four Large Bedrooms
- Spacious Walled Garden
- Three Reception Rooms

A fine example of a spacious townhouse which has retained its original features, situated in the heart of the historical market town of Denbigh. The property benefits from a large walled garden, stunning views over the Clwydian Range and access to all local amenities.

This spacious family home is set over three floors and offers a wealth of charm and character. The accommodation in brief comprises of two reception rooms, dining room, kitchen, three double bedrooms, master bedroom with dressing room and large bathroom. With the added bonus of a large cellar area split into three rooms offering ample storage space.

By virtue of its elevated position the property benefits from stunning views over the town and to the Clwydian Hills beyond.

Viewing is highly recommended.

SITUATION

The property is situated on Vale Street, central to the town and the excellent amenities available within the town are all within easy walking distance and include shops, restaurants, pubs, primary and secondary education systems, leisure facilities and public transport links. Access to the A55 Expressway is available at St. Asaph, approximately 5 miles distant. By virtue of its elevated position the property benefits from stunning views over the town and to the Clwydian Hills beyond

ACCOMMODATION

The accommodation within comprises of original wooden door into spacious hallway with slate slab floor. Offering access to all floors.

KITCHEN

6'0" x 19'0" (1.845 x 5.806)

A galley style kitchen with a large range of base level units with surfaces over, Belfast sink, two windows to the side elevation, patio doors to the rear garden and side door out. Tile floor and decorative wooden beam.

DINING ROOM

17'10" x 12'0" (5.454 x 3.658)

Stairs down from the entrance hall to the dining room, wooden floor, window to side elevation, recently fitted wood burnig stove.

LIVING ROOM

12'10" x 12'2" (3.915 x 3.716)

Wooden Floor, sash window to rear elevation, open fire with slate hearth.

LOUNGE

15'7" x 14'0" (4.761 x 4.283)

Wooden Floor, sash window to front elevation, open fire with slate hearth.

FIRST FLOOR

Beautiful wooden stairs case and hand rail to all floors.

BEDROOM ONE

19'7" x 13'11" (5.979 x 4.264)

Wooden floor, two sash windows with shutters to front elevation. fire place with slate hearth.

BEDROOM TWO

12'8" x 12'3" (3.885 x 3.737)

Wooden floor, sash windows to rear elevation, fire place with slate hearth.

BATHROOM

17'11" x 11'11" (5.484 x 3.652)

Wooden floor, WC, wash hand basing and central roll top bath. Houses the central heating boiler and window to side elevation.

SECOND FLOOR

MASTER BEDROOM

13'11" x 13'0" (4.267 x 3.981)

Wooden floor, sash windows to front elevation. fire place with slate hearth.

DRESSING ROOM

9'10" x 7'1" (3.01 x 2.18)

Wooden floor and window to front elevation.

BEDROOM FOUR

12'2" x 12'9" (3.71 x 3.90)

Wooden floor, sash windows to rear elevation. fire place with slate hearth.



CELLAR

The property benefits from three spacious storage rooms at basement level.

GARDEN

To the rear of the property is a spacious walled garden offering peace and tranquility. At one end of the garden is mature trees and shrubs and the other end closes to the house offers a patio area, with patio doors leading out from the the kitchen.

SERVICES

Mains electric and water.

Mains gas central heating and hot water.

Council Tax band D

EPC 46

MONEY LAUNDERING (D)

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/Photographic Driving Licence and a recent Utility Bill.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

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