



JONES PECKOVER

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25 Post Office Lane, Denbigh, Denbighshire LL16 3UG

- Renovation Project
- Three Bed Terraced
- New Sash Windows
- Garden To The Rear
- Partly Refurbished
- New Roof
- Ideal Project To Finish Off
- Ensuite Master Bedroom

This partly renovated terraced house, offers spacious three bed accommodation arranged over two floors. The house has had a new roof and windows, with the work on the inside well under way.

The property once finished will offer all the needs of a modern of a spacious family home in an ideal location.

Currently, the property has had new sash windows, new roof, new electrics and plumbings are being fitted and the interior needs boarding and plastering throughout

As the proper nears completion the price will increase.

ACCOMMODATION

The property comprises of a spacious three bed terraced house on Post Office Lane with a large garden to the rear. The accommodation within is arranged over two floors and comprises of entrance hall, open plan kitchen, dining and living room with ample storage, utility room and WC and to the first floor spacious landing and access to all three bedrooms and the family bathroom. The master bedroom has the benefit of an ensuite and all the bedrooms are a good size.

Within walking distance of the local shops, supermarkets and primary and secondary education systems.

SERVICES

The property will benefit from:

- Mains electricity
- Mains water
- Mains drains
- Central Heating and domestic hot water.

LOCAL AUTHORITIES & UTILITIES (D)

Planning: Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh, Clwyd LL16 3RJ (Tel: 01824-706727).

Highways: Denbighshire C.C., Caledfryn, Smithfield Road, Denbigh, Denbighshire (Tel: 01824-706800).

Electricity: Scottish Power/Manweb, Customer Services, PO Box 168, Prenton, CH26 9AY. (Tel: 0845 7292292.)

Water: Dwr Cymru, Customer Services, PO Box 690, Cardiff, CF3 5WL. (Tel: 0800 0520130)

Gas: BG Plc/Transco (Tel: 0800 111999)

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.

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.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.