



GROSS INTERNAL AREA
FLOOR 1 337 sq.ft. FLOOR 2 338 sq.ft.
TOTAL : 675 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



56 Vale Street

Denbigh, Denbighshire,
LL16 3BW

Price
£150,000

A NEWLY RESTORED AND REFURBISHED TWO BEDROOM END OF TERRACE GRADE II LISTED TOWNHOUSE located to the centre of this highly regarded thoroughfare close to the town centre, an excellent range of shops and road links throughout the Vale of Clwyd.

This very attractive stone built house has undergone a very extensive programme of refurbishment in recent months undertaken to exacting standards and combining a wealth of modern amenities with original features. Benefiting from high levels of insulation, secondary glazing and air source heating, it affords an enclosed porch, large open plan lounge/dining room with adjoining luxury fitted kitchen to include a range of Neff appliances, new cloakroom with WC, wide staircase rising to the first floor landing with walk-in linen cupboard, two spacious double bedrooms and a new luxury shower room. Enclosed paved area to rear. Inspection highly recommended.

LOCATION

The property stands in the heart of Denbigh fronting onto Vale Street, an imposing thoroughfare noted for its historic houses which extend up towards the historic Edwardian castle. It is conveniently placed for access to a wide range of local shopping facilities all within easy walking distance and the area benefits from excellent road links towards Ruthin, St Asaph and the A55 Expressway.

**THE ACCOMMODATION
COMPRISSES****PORCH**

1.52m x 1.12m (5' x 3'8")

New green painted and panelled door leading to enclosed porch with attractive tiled floor, meter cupboard, oak and glazed door leading to the spacious open plan lounge and dining room.

LOUNGE/DINING ROOM

4.34m x 3.96m (14'3" x 13')

**CLOAKROOM**

Restored Victorian sash window to front overlooking Vale Street, enclosed understairs cupboard, panelled radiator, modern vertical column radiator.



Matching floor with vanity and bowl and tiled splashback, low level WC, wall light and mirror and extractor fan. White enamelled towel radiator.

KITCHEN

5.41m x 3.05m (17'9" x 10')



The newly completed kitchen is finished in off-white with panelled doors and drawers and complementary white granite working surfaces with upstand. There is an inset four ring electric hob with glass upstand and stainless steel extractor hood and light above, integrated oven, fridge, freezer and washing machine. Inset white sink with drainer and mixer tap, double glazed window to rear, large pantry cupboard. Stone effect porcelain tiled floor.

FIRST FLOOR LANDING

Partially vaulted ceiling with sash window overlooking the rear, walk-in double door linen cupboard with shelving, lighting and the pressurised cylinder and electronics connected to the air source heating system, panelled radiator.

BEDROOM ONE

3.20m x 3.18m (10'6" x 10'5")



Partially vaulted ceiling with sash window to front, panelled radiator.

BEDROOM TWO

3.18m x 2.51m (10'5" x 8'3")



Partially vaulted ceiling with sash window to front, panelled radiator.

mile, turning left at the traffic lights onto Vale Street. Follow the road up the hill whereupon the property will be found set back after a short distance on the left.

identification purposes only, not to scale.

HE/PMW

***ANTI MONEY LAUNDERING
REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.



Newly refurbished with floor level corner cubicle with glazed screen and thermostatic shower with monsoon style head, floating vanity with white glazed sink, upstand and storage drawer and low level WC.

Attractive limestone effect wall tiling in part together with stone effect floor tiling, secondary glazed window, wall mounted mirror with light, white enamelled towel radiator.

REAR PATIO

An enclosed patio with the air source unit to one side.

COUNCIL TAX**TENURE**

Believed to be freehold.

DIRECTIONS

From the agent's Ruthin office take the A525 St Asaph Road proceeding through the village of Llanrhaeadr and on reaching the outskirts of Denbigh take the second exit at the roundabout onto Ruthin Road. Follow the road for approximately half a

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

***MATERIAL INFORMATION
REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for