



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Cae Yr Haul, Glascoed Road, St. Asaph, LL17 0LH

- 3 Bedroom Bungalow with 1.78 Acres
- Useful Outbuildings & Double Garage
- Outskirts of St. Asaph
- In Need of Renovation
- Semi Rural with Stunning Views
- No Forward Chain

Detached 3 Bedroom Bungalow and Outbuildings in 1.78 Acres.

The property occupies a peaceful yet convenient location on the outskirts of St. Asaph and comprises of a large detached bungalow offering spacious accommodation which is in need of renovation and updating.

The accommodation in brief comprises of Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, 3 Double Bedrooms, Bathroom and Cloakroom.

Outside, a gravel driveway provides ample off road parking and gives access to the attached double garage, sizeable gardens lie to the rear and side with lawns, planting areas and pond. The land is accessed from the gardens to the rear and comprises of a sloping paddock leading down to the river.

Within the boundary are two useful outbuildings comprising of a large brick built workshop and store together with a substantial former pig sty providing excellent versatility of use.

In all, an excellent opportunity to acquire a spacious semi-rural property in a sought-after location.

No forward chain.

ENTRANCE PORCH

With tiled flooring.

HALLWAY

Giving access to:-

LIVING ROOM

Double glazed window to rear elevation, patio doors to side elevation, coved ceiling. Double doors through to:-

DINING ROOM

Patio doors to side elevation, brick fireplace housing an open fire, coved ceiling.

KITCHEN

Base and wall storage cupboards, inset sink unit with mixer tap, void for cooking range, inset 4 ring electric hob, void and plumbing for dishwasher, window to rear elevation, tiled flooring.

UTILITY ROOM

Base and wall storage units, working surfaces, inset sink unit with mixer tap, void and plumbing for washing machine, external door to rear elevation.

CLOAKROOM

Accessed from the Entrance Porch. Low flush wc, wash hand basin, tiled floor, tiled walls.

BEDROOM 1

Windows to front and side elevation, Door to:-

EN SUITE SHOWER ROOM

Shower cubicle with electric shower, pedestal wash hand basin, low flush wc, tiled walls.

BEDROOM 2

Window to side elevation

BEDROOM 3

Window to side elevation.

BATHROOM

Large jacuzzi bath, low flush wc, wash hand basin requiring installation.

DOUBLE GARAGE

With up and over door and rear pedestrian door.

GARDENS, OUTBUILDINGS AND LAND

Gravel driveway to the front providing ample off road parking, lawned gardens to side and rear with garden pond. Paved patio to rear. Gated access to the land. The outbuildings comprise of a brick built workshop and garden store together with a block built former pigsty. In all the property amounts to 1.78 acres.

SERVICES

Mains water and electricity, septic tank drainage.

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)

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 of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. **CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

