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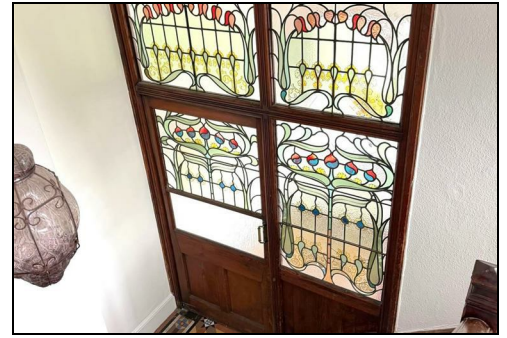
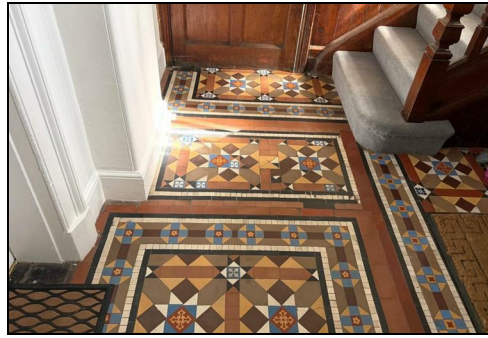
47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Park House, Park Street, Denbigh, LL16 3DE

- Substantial Detached Period Property
- Providing 4 Self Contained Apartments
- Sought-After Location
- No Forward Chain
- Stunning Original Features Throughout
- Immaculately Presented
- Lucrative Income Potential
- Viewing Recommended



This substantial character property presents an exceptional investment opportunity and is immaculately presented throughout. The property comprises four self-contained apartments showcasing stunning original features that add to its unique charm.

The layout includes two well-appointed two-bedroom apartments and two studio apartments, all ready for occupation and providing the opportunity to achieve an immediate and lucrative rental income.

The property's character is evident throughout, with original features that enhance its appeal and create a warm, inviting atmosphere and the sought-after location provides a peaceful yet central setting within easy reach of all amenities and of course the property could if required be reinstated to provide a substantial family home.

This property offers a remarkable opportunity to acquire a well-located and beautifully presented asset. With its blend of character and modern living, it is sure to attract a variety of tenants, ensuring a steady return on investment.

Do not miss the chance to explore this remarkable property that combines charm, functionality, and investment potential in one of Denbigh's most desirable locations.

THE ACCOMMODATION

The property comprises of an imposing and substantial detached residence which has been sympathetically converted to provide 4 well appointed self-contained apartments, all tastefully presented and displaying character features with modern facilities including double glazing and gas fired central heating.

Outside, a gravel driveway fronts the property and provides off-road parking. The communal entrance hallway is particularly impressive, having retained its' original stained glass windows, Minton tiled flooring and timber turned staircase and the individual apartments have been sympathetically renovated to provide light and spacious accommodation with large double glazed windows with timber shutters and feature fireplaces.

The ground floor provides a 2 Bedroom Apartment with large Lounge, 2 Double Bedrooms, modern kitchen and bathroom and small private yard, together with a Studio Apartment with living area, kitchen and bathroom. The first floor apartments comprise again of a Studio Apartment and 2 Bedroom Apartment and all accommodation is equipped with separate gas fired central heating boilers and metered utilities. All mains services are connected.





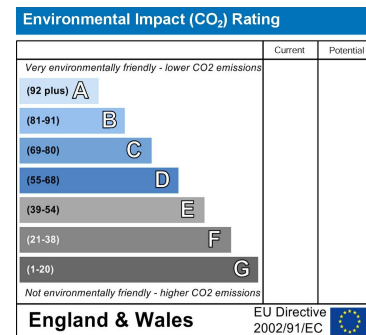
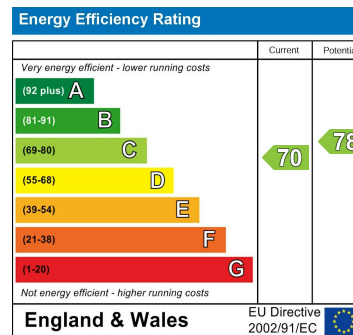
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None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and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

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PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to



