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Tan Y Parc St. Davids Lane, Denbigh, LL16 3EW
Guide Price £180,000

Clough & Co are pleased to offer for sale this semi-detached 3 bedroom property located in a sought after location enjoying open countryside views within lower Denbigh. This spacious property boasts character and style in need of modernisation work.

Accommodation : Hall, Lounge, Living Room, Kitchen, Landing, 3 Bedrooms & Bathroom

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is situated within lower Denbigh. The Historical Market town provides excellent amenities to include shops, restaurants, pubs, schools, leisure facilities and good public transport links. The A55 North Wales expressway is approximately 6 miles distance providing access to the North Wales Coast, Chester and beyond.

From our Ruthin office turn right, at the roundabout take the second exit onto the A525 towards Denbigh. Continue on this road driving through the villages of Rhewl/Llanrhaeadr. Upon entering Denbigh at the roundabout take the second exit towards the town centre, passing the high school and infirmary take a left turn onto Park Street and take the next left and the property can be found on your right hand side.

DESCRIPTION

Tan y Parc is a 3 bedroom semi-detached property of brick construction with ample off road parking and spacious grounds. The interior of the property is in need of refurbishment but in recent years UPVC double glazed windows have been fitted to part of the property. The property affords spacious accommodation and has the potential to be converted into a excellent family home.

The accommodation briefly comprises :-

FRONT ENTRANCE

HALL

Having electric storage heater, under stairs storage cupboard, window to side aspect, quarry tiled floor and stairs to first floor.

LOUNGE

12'7" x 12'5" (3.84m x 3.80m)

Large window to front aspect, picture rail, wooden fireplace with tiled hearth and exposed floorboards.



LIVING ROOM

10'5" x 11'11" (3.20m x 3.65m)

With built in glazed cupboards, wooden fireplace with tiled hearth, picture rail, window to rear aspect and carpeted floor.



KITCHEN

9'0" x 7'8" (2.76m x 2.36m)

Having a range of wall and base units with laminate worktop, single drainer stainless steel sink unit with chrome taps, tiled splash back and vinyl floor with door to :-



REAR PORCH

Stairs to rear garden and storage cupboard

FIRST FLOOR

LANDING

With loft access and window to side aspect

BEDROOM ONE

11'11" x 11'3" (3.64m x 3.43m)

Built-in cupboards, picture rail, window to rear aspect and carpeted floor.



BEDROOM TWO
10'10" x 12'5" (3.31m x 3.80m)
Built-in cupboards, large bay window to front aspect, picture rail and carpeted floor.



BEDROOM THREE
8'1" x 8'6" (2.47m x 2.61m)
With window to front aspect, picture rail and carpeted floor.

BATHROOM
7'8" x 7'11" (2.36m x 2.43m)
Comprising panelled bath, pedestal wash hand basin with chrome taps, toilet, airing cupboard housing hot water cylinder, heated towel rail, window to rear and side aspect, vinyl floor.

OUTSIDE
The property benefits ample off road parking to the rear and side of the property. To the front is a lawned area and steps to the front entrance.



SERVICES
We are given to understand that mains water, electricity and drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

TENURE & POSSESSION
We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

VIEWING ARRANGEMENTS
Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

EASEMENTS, WAYLEAVES & RIGHTS OF WAY
This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING
The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



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Clough AND Co