



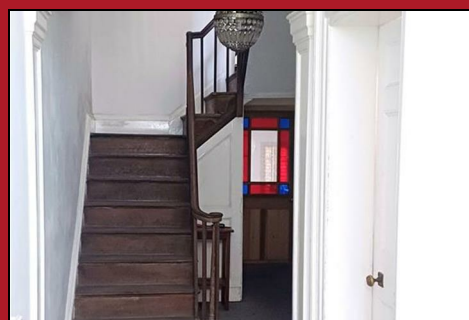
# JONES PECKOVER

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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## 57 Vale Street, Denbigh, LL16 3AP

- 4/5 Bedroom Period Town House
- Wealth of Original Features
- 3 Reception Rooms
- Newly installed Gas Central Heating
- No Forward Chain
- Elegant and Spacious Accommodation
- Beautiful Walled Garden
- Extensive Cellar Rooms
- Convenient Town Centre Location
- Viewing Highly Recommended



A fine example of an exceptionally spacious 4/5 Bedroom Georgian townhouse which retains a wealth of charm and elegance and displays many impressive original features including timber flooring, feature fireplaces and large sash windows providing maximum light, providing an impressive period family home of distinction. The property has recently benefited from a programme of improvement works including the installation of a new central heating boiler.

Situated in the heart of the historical market town of Denbigh, the property benefits from a large walled garden, stunning views over the Clwydian Range and access to all local amenities.

This spacious family home with over 2478 sq ft of accommodation is set over three floors and provides a wealth of charm and character. The accommodation in brief comprises of two reception rooms, dining room, kitchen, 4 double bedrooms, with the master bedroom having a walk-in dressing room or study, together with large family bathroom. The property also boasts a large cellar area split into three rooms and offering ample storage or workshop space, with access both from the house and gardens.

The walled gardens to the rear provide a peaceful and private haven, providing lawned areas together with beautifully stocked borders and sheltered courtyard area ideal for outdoor entertaining.

By virtue of its elevated position, the property benefits from stunning views over the town and to the Clwydian Hills beyond.

Viewing is highly recommended to appreciate this elegant period property. No forward chain.

## SITUATION

The property is situated on Vale Street, central to the town and the excellent amenities available within the town are all within easy walking distance and include shops, restaurants, pubs, primary and secondary education systems, leisure facilities and public transport links. Access to the A55 Expressway is available at St. Asaph, approximately 5 miles distant. By virtue of its elevated position the property benefits from stunning views over the town and to the Clwydian Hills beyond

## ACCOMMODATION

The accommodation within comprises of original wooden door into spacious hallway with slate slab floor. Offering access to all floors.

## LOUNGE

15'7" x 14'0" (4.761 x 4.283)

Wooden Floor, sash window to front elevation, open fire with slate hearth.

## LIVING ROOM

12'10" x 12'2" (3.915 x 3.716)

Wooden Floor, sash window to rear elevation, open fire with slate hearth.

## DINING ROOM

17'10" x 12'0" (5.454 x 3.658)

Stairs down from the entrance hall to the dining room, wooden floor, window to side elevation, recently fitted wood burnig stove.

## KITCHEN

6'0" x 19'0" (1.845 x 5.806)

A galley style kitchen with a large range of base level units with surfaces over, Belfast sink, two windows to the side elevation, patio doors to the the rear garden and side door out. Tile floor and decorative wooden beam.

## FIRST FLOOR

Beautiful wooden stairs case and hand rail to all floors.

## BEDROOM ONE

19'7" x 13'11" (5.979 x 4.264)

Wooden floor, two sash windows with shutters to front elevation. fire place with slate hearth.

## BEDROOM TWO

12'8" x 12'3" (3.885 x 3.737)

Wooden floor, sash windows to rear elevation, fire place with slate hearth.

## BATHROOM

17'11" x 11'11" (5.484 x 3.652)

Exceptionally spacious room with centrally situated free standing



roll top bath, wc and pedestal wash hand basin. Timber flooring, window to side elevation, newly installed gas fired central heating boiler.

## SECOND FLOOR

### MASTER BEDROOM

13'11" x 13'0" (4.267 x 3.981)

Wooden floor, sash windows to front elevation. fire place with slate hearth.

### DRESSING ROOM

9'10" x 7'1" (3.01 x 2.18)

Wooden floor and window to front elevation.

### BEDROOM FOUR

12'2" x 12'9" (3.71 x 3.90)

Wooden floor, sash windows to rear elevation. fire place with slate hearth.

## CELLAR

The property benefits from three spacious storage rooms at basement level.

## GARDEN

To the rear of the property is a spacious walled garden offering peace and tranquillity and providing an excellent level of privacy. An abundance of mature trees, shrubs and specimen plants provide year-round interest and the paved patio and lawns provide an excellent space for outdoor entertaining.

## SERVICES

Mains electric and water.

Mains gas central heating and hot water.

Council Tax band D

EPC 46

## 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.

## 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:- I.

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.

