



# JONES PECKOVER

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47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



## Garth Cottage , St. Asaph, Denbighshire LL17 0RW

Abutting the Upper Denbigh Road, St Asaph. Approached by a private shared access, and being within a short walking distance of the Cathedral, town centre and open countryside.

Spacious well planned and well fitted accommodation with two reception rooms, kitchen, conservatory, downstairs shower room and two bedrooms and a bathroom to the first floor. Double glazed and gas central heating.

The gardens are an absolute delight, and a haven for birds and wildlife. They are mature gardens which have been developed over many years, a complement to the cottage and they ensure a good deal of privacy.

## AGENTS REMARKS

This detached cottage residence is situated within the much sought after area of Upper St Asaph. It is approached by a private shared drive access and the cottage is set within magnificent grounds to the front and rear. The property itself offers well appointed accommodation, and has many charming features, none more so than the views enjoyed over the private gardens. In its entirety, a most desirable and unusual property whose virtues will only be revealed from careful viewing and due consideration.

## SITUATION

Garth Cottage is approached via a private shared drive, leading off the Upper Denbigh Road. The property is within a short walking distance of the Cathedral and the shopping area of St Asaph. It is an equal distance from open countryside. From St Asaph, there is easy access onto the A55 expressway which is shown on the location plan, and which certainly brings the property within easy travelling distance of Chester, the Wirral, Merseyside, and Manchester. Equally serving Anglesey and the holiday areas of Snowdonia. Within the Vale of Clwyd and surrounding area is a choice of both private and state education systems, and within St Asaph and the neighbouring towns is a choice of both sporting and recreational pursuits. There are also a number of golf courses, and there is an equestrian centre close by.

## CONSTRUCTION

The privately situated cottage is believed to have been constructed in the 1800's. It is in the main constructed of stone and brick with render under a pitched slated roof. The cottage is a particularly light and airy cottage in a good state of repair and decorative order, but could do with some modernisation.

## ACCOMMODATION

The spacious Entrance Hall is approached via a glazed hardwood front door. The Hall has a 'parquet' floor, a radiator, and a telephone point. From the Reception Hall leads the staircase to the first floor. From viewing, one will appreciate the light and airy nature of the cottage, and this is certainly assisted by the use of partial glazing to the doors which lead to the Dining Room and Lounge. A pleasing feature of the glazing being the use of glass with bevelled borders.

## LIVING ROOM

14'4" x 10'2" (4.39 x 3.12)

Accessed off the Entrance Hall. Double aspect with windows to the front and side elevation, log burner, carpeted, coved ceiling.

## DINING ROOM

14'9" x 10'0" (4.5 x 3.05)

Continuation of the parquet flooring from the entrance hall, log burner and access into the kitchen and conservatory.

## KITCHEN

13'10" x 5'8" (4.24 x 1.73)

Galley style kitchen fitted with a range of base and eye level units with

complimentary wooden work top. Built in oven, induction hob and extractor fan together with a single drainer stainless steel sink unit, with mixer tap. Window to the rear elevation

## CONSERVATORY

12'2" x 8'11" (3.72 x 2.74)

Accessed through wooden glazed doors off the dining room, tiled floor, double doors onto patio area.

## DOWNSTAIRS SHOWER ROOM

Accessed off the Entrance Hall. Tiled floor, wet room style shower, low flush wc, pedestal wash hand basin and window to side elevation.

## FIRST FLOOR

The spacious LANDING AREA is approached by an easy tread staircase and a storage cupboard.

## BEDROOM 1

14'4" x 10'0" (4.39 x 3.05)

With a double glazed window overlooking the front garden. Built-in range of cupboards with hanging rails and shelves. Radiator.

## BEDROOM 2

14'9" x 8'11" (4.52 x 2.74)

With a built-in cupboard which has sliding doors, two radiators. These two bedrooms are particularly attractive in that they are constructed in part within the roof void area. Double aspect with windows to front and side elevations.

## BATHROOM

10'7" x 5'10" (3.25 x 1.78)

With attractive wall tiling which complements the 'Grey' suite, which comprises of a bath with 'tongue & groove' panelling, a low flush w.c., and a pedestal wash hand basin. Fitted cupboard houses the gas fired 'combi' boiler, which provides the domestic hot water, the central heating system, and serves the two stainless steel wall mounted towel rails in the bathroom. Within the bathroom is also an access hatch leading to the roof void.

## OUTSIDE

Tarmacadam shared drive leading to the private parking and turning area, which gives access to the single garage. Ample space, subject to planning consent, for further extension to the cottage and for the provision of further garaging, if so desired.

## THE GROUNDS

As mentioned, the grounds to the front and rear of this property are of a quality and maturity seldom found. They have been developed and planted for easy maintenance, and they do provide a profusion of colour, considerable shelter, ensure a good deal of privacy, and attract a maximum of sunlight. To the rear of the property is an attractively designed and spacious flagged patio area, which leads to a pergola which has been stocked with climbing and other plants, and



which has been developed with success to attract an abundance of bird life. The remaining rear garden is of shaped lawn walks with flower and bulb gardens, together with shrubberies leading down to the boundary where there are a number of varied mature hard wood trees, which are again under planted with bulbs and shrubs. Gravelled and paved walks lead along the side of the property, give access to the tarmac parking and turning area, which in turn leads to the front garden which was used as a vegetable patch, there are a number of fruit trees in this area.

## SERVICES

Mains electricity, water, drainage and gas.

## OUTGOINGS

The property is situated in the county of Denbighshire, and is within Council Tax Band 'D'.

## VIEWING

Strictly by appointment with the agents, Jones Peckover, Denbigh Office: Tel: (01745) 812127

## TENURE

We are advised by the vendor that the property is freehold, and offered with vacant possession on completion.

## MISREPRESENTATION ACT

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.

## MONEY LAUNDERING

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.

## IMPORTANT NOTICE

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.

## IMPORTANT NOTICE (2)

(i) These particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification.

(ii) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

(iii) Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser such purchaser(s) must rely on their own enquiries.

(iv) Where any reference is made to planning permission or potential uses such information is given by Jones Peckover in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

(v) Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

## LOCAL AUTHORITIES & UTILITIES

Planning: Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh, Clwyd LL16 3RJ (Tel: 01824-706727).

Highways: Denbighshire C.C., Caledfryn, Smithfield Road, Denbigh, Denbighshire (Tel: 01824-706800).

Electricity: Scottish Power/Manweb, Customer Services, PO Box 168, Prenton, CH26 9AY. (Tel: 0845 7292292.)

Water: Dwr Cymru, Customer Services, PO Box 690, Cardiff, CF3 5WL. (Tel: 0800 0520130)

Gas: BG Plc/Transco (Tel: 0800 111999)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



