

Cavendish

RESIDENTIAL

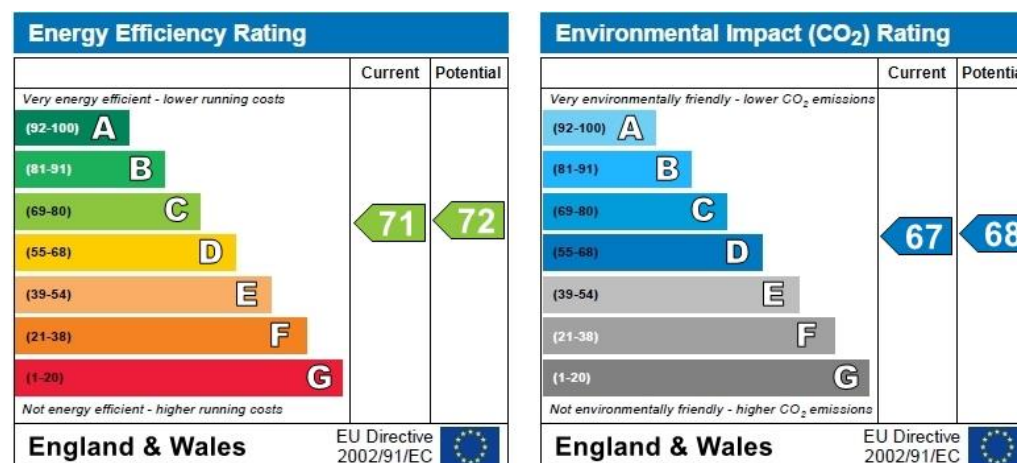


Price £69,500

Flat 12, Llannerch Park

St Asaph, Denbighshire LL17 0BD

A well appointed one bedroomed 2nd floor flat forming part of this prestigious Grade II listed Country House, occupying a splendid rural setting on the outskirts of St Asaph with far reaching views over the Vale of Clwyd. The flat has been modernised in recent years to provide comfortable accommodation with a quirky layout which is ideally suited to a first time buyer or for use as a holiday home . It benefits from gas fired central heating and some double glazing and in brief provides split level reception hall, spacious lounge with dual aspect and kitchen with modern range of shaker style units, double sized bedroom and modern bathroom. The apartment has many original features to include picture rails, high ceilings, ceiling roses and exposed wooden floors to part. Allocated parking and delightful communal gardens. INSPECTION HIGHLY RECOMMENDED. PLEASE NOTE THAT THE PHOTOGRAPH SHOWN IS OF THE FRONT ELEVATION OF LLANNERCH HALL.



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

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St Asaph is approximately 2 miles and is noted for its Cathedral. There are a small range of shops catering for daily requirements, whilst the A55 Expressway is located on its periphery which provides excellent road links for those wishing to commute throughout North Wales and Cheshire. Denbigh is approximately 3.5 miles which provides a wider range of amenities. Llannerch Hall is approached over a private driveway with adjacent 9 hole Golf Course and countryside views.

COMMUNAL HALLWAY
Access is gained to the flat via the main entrance which leads into an impressive communal hallway.



THE ACCOMMODATION
Solid wood front entrance door to:

SPLIT LEVEL HALLWAY
An attractive and spacious hallway with access from the upper part to the kitchen and the remaining rooms from the lower part. Features to include picture rail, ceiling rose and coved ceiling. White panel doors to all rooms and cupboard housing the meter.



LOUNGE
4.67m x 3.23m (15'4 x 10'7)
An attractive room with double glazed windows to rear and side, one with original window shutters. Exposed wooden flooring, ceiling rose, radiator, coved ceiling and built -in book shelving. Cupboard housing the 'Worcester' central heating combination boiler.



KITCHEN
2.39m X 1.83m (7'10 X 6'0)
Fitted with a range of shaker style units to include base and wall cupboards, glazed display cupboard and contrasting solid wood worktops with inset one and a half bowl white ceramic

sink .Built-in electric cooker and ceramic hob with extractor hood above Space for large fridge/ freezer, void and plumbing for washing machine. Tiled flooring and travertine part tiled walls, sash window to side elevation.



BEDROOM
3.43m X 3.23m (11'3 X 10'7)
Double glazed window to side, picture rail, deep coved ceiling, radiator and exposed wooden flooring.



BATHROOM
2.29m X 1.73m (7'6 X 5'8)
Fitted with a three piece white suite comprising bath with shower over, Victorian style W.C and wash basin. Window to the side elevation, built-in shelved cupboard, fully tiled walls and tiled floor.



OUTSIDE
Llannerch Hall stands within extensive formal communal gardens which enjoy stunning views across the Vale of Clwyd towards the Clwydian Range. There is allocated parking space for Flat 12 which is situated in a communal car park close to the hall and is exclusively for use by the owners and visitors.



VIEW TO FRONT



SERVICE CHARGE
A monthly service is payable and the charge for 2016/2017 will be made available at the end of April 2017. We understand that this includes the cleaning and

electricity for the common parts, garden and groundskeeping, general maintenance and repair of the building, buildings insurance, legal and miscellaneous fees and management fees. We understand from the vendor that the service charge has already been paid in full up to 30th June 2017.

TENURE
We understand that the property is subject to a leasehold tenure with the remainder of a 999 year lease. Ground rent payable is currently £94.00 per annum payable in two instalments.

DIRECTIONS
From the Agents Denbigh office proceed down Vale Street and at the traffic lights turn left onto Rhyl Rd. On reaching the main roundabout on the outskirts of the town take the second exit signposted for St Asaph. Follow the road to Trefnant and continue through the traffic lights for approximately a further ¾ mile then take the third right-handed turning towards Trefnant Golf Driving Range. Bear left after a short distance into the Llanerch Hall/ Golf Course and follow the lane directly ahead to LLannerch Hall. Flat 12 is located on the second floor landing and is accessed via the main entrance to the building.

VIEWING
By appointment through the Agent's Denbigh Office 01745 816650.
FLOOR PLANS - included for identification purposes only, not

to scale.
SEW