



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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11 Beacons Hill, Denbigh, LL16 3UD

This centrally situated terraced cottage has been recently refurbished and offers well presented accommodation briefly comprising of Entrance Porch, Living Room, Kitchen, Double Bedroom and Bathroom.

The property benefits from gas central heating together with an open fireplace in the Living Room.

To the rear of the property is an enclosed shared rear yard.

Ideal first time buy or buy to let investment property.

No forward chain.

MAIN FEATURES

- Terraced Cottage
- Recently Refurbished
- Open Fireplace
- Gas Central Heating
- Central Location
- 1 Bedroom
- Small Rear Yard
- No Forward Chain

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SITUATION/LOCATION

Situated in a most convenient location within walking distance of all amenities. The market town of Denbigh offers excellent shopping and leisure facilities and easy access onto the A55 Expressway is available from St. Asaph. By virtue of this, the property is within reach of the main towns of the North Wales Coast and also within easy commuting distance of Chester, the Wirral, Merseyside and Manchester.

ACCOMMODATION

Comprising:-

ENTRANCE PORCH

Housing the electricity meters, door leading to:

LIVING ROOM

12'2" x 11'10" (3.71 x 3.61)

With brick-built fireplace on a raised slate hearth housing an open fire. Central heating radiator. Phone, tv and power points

KITCHEN

11'9" x 8'4" (3.60 x 2.556)

Fitted with storage units incorporating work surfaces, inset single drainer stainless steel sink unit, tiled splashbacks, window and external door to rear, extractor fan.

BEDROOM

11'10" x 8'11" (3.61 x 2.73)

Built-in cupboard with hanging rail, central heating radiator.

BATHROOM

8'3" x 6'0" (2.525 x 1.840)

With 3 piece bathroom suite comprising pedestal wash hand basin, panelled bath and low flush WC. Part-tiled walls. Door leading to a spacious storage area which also houses the boiler.

OUTSIDE

To the rear of the property is a small yard which is shared with one neighbouring property and a right of way to neighbouring properties.

SERVICES

All mains services connected.

VIEWING

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

DIRECTIONS

From Agents office on Vale Street, take Post Office Lane to right of Agents office. Turn left at bottom of road onto Beacons Hill, follow the road up to the sign markings Edgar Terrace on right side of road. The property is situated on the corner of Edgar Terrace with a 'To-Let' board outside.

MISREPRESENTATION ACT (D)

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.

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.

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.



