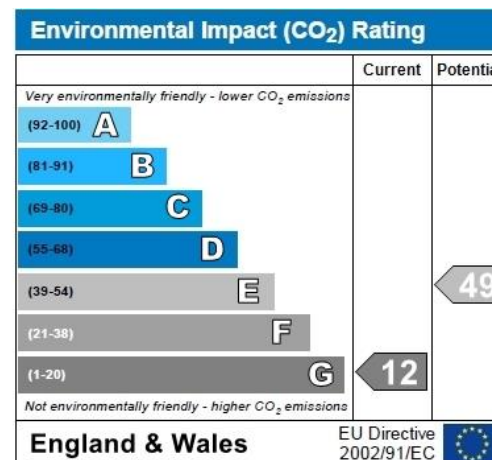
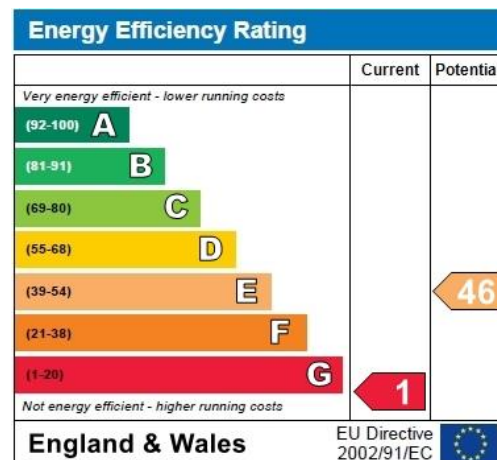
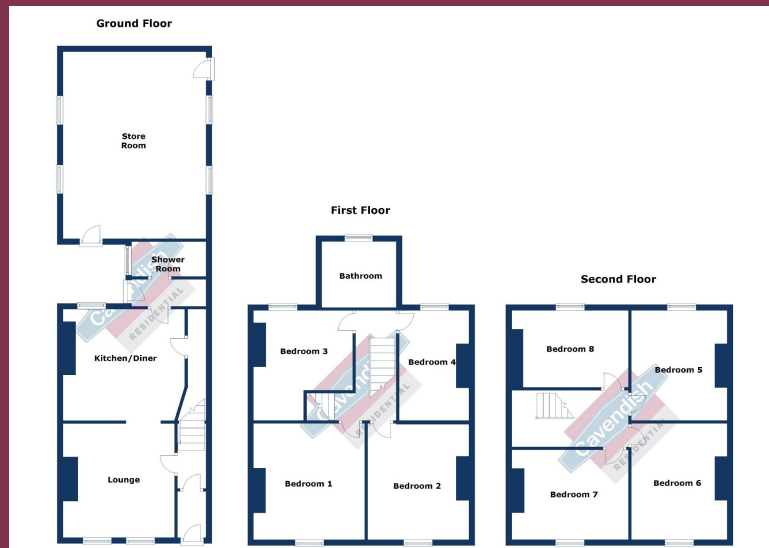


Cavendish

RESIDENTIAL



By Auction £65,000

Vale Street

Denbigh, Denbighshire LL16 3BS

For sale by Modern Method of Auction; Starting Bid Price £65,000 plus Reservation Fee

A large and imposing terraced three storey property in need of a full program of refurbishment yet affording great potential for development. The property occupies a prime position to the lower part of Vale Street and convenient for shops, supermarkets and the new Denbigh Retail Park. Still retaining many character features, the property in brief comprises; entrance vestibule leading through to the hallway and staircase to the upper two floors. There is a reception room with cast-iron fireplace and two windows overlooking Vale Street and an entrance through to the potential kitchen/dining room, rear hall off, WC and door to outside. There is a large workshop/gym with side access onto Garfield Terrace. On the first floor there are four bedrooms and a bathroom with three piece suite, a second staircase leads to four further bedrooms all with dormer windows and far reaching views from the rear across to the Clwydian Hills.

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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Tel: 01745 816650 Fax: 01745 817425

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www.cavendishresidential.com

METHOD OF AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts

immediately, but grant 56 days to achieve exchange of contracts and complete the transaction from the date the buyer's solicitor is in receipt of the draft contracts. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 4.2% subject to a minimum of

METHOD OF AUCTION

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the North West Property Auction powered by iam-sold Ltd

LOCATION

Denbigh is an Historic market town situated within the heart of the Vale of Clwyd and within 7 miles of the A55 Expressway at St Asaph which provides ease of access along the North Wales Coast to Chester and the motorway network beyond. The town provides a good range of shopping facilities catering for most daily needs to include supermarkets, major banks, public library and post office.

THE ACCOMMODATION

Front entrance door leading to:

ENTRANCE VESTIBULE

With deep coved ceiling and electric meter cupboard, further part glazed door to the Hall.

HALL

With arched cornice leading to the enclosed staircase. Deep coved ceiling.

LOUNGE

3.86m x 3.96m (12'8" x 13')
With two windows to the front elevation overlooking Vale Street. Victorian style cast-iron fireplace, deep coved ceiling and entrance through to the potential Kitchen.



POTENTIAL FOR KITCHEN

4.22m x 3.63m (13'10" x 11'11")

Plumbing installed in readiness for installation of a kitchen. Window to rear, chimney breast, under stairs recess and door to the rear hall.



REAR HALL

With part glazed door to rear yard and attached outbuilding. WC off with UPVC double glazed window to side.

ATTACHED OUTBUILDING

6.48m x 4.78m (21'3" x 15'8")
Currently used as a gym, with four high level windows and side entrance door opening onto Garfield Terrace.

FIRST FLOOR LANDING

With white spindled balustrade.



BATHROOM

2.54m x 2.41m (8'4 x 7'11)

With a three piece white suite comprising; bath, WC and wash basin, radiator and window to rear.

BEDROOM ONE

4.01m X 3.86m (13'2 X 12'8)

Window to front, radiator, coved ceiling and ornate ceiling rose.



BEDROOM TWO

3.86m X 3.51m (12'8 X 11'6)

With cast-iron fireplace, double glazed window to front and radiator.



BEDROOM THREE

Cast-iron fireplace, wall mounted wash basin, window to rear and radiator.

BEDROOM FOUR

3.63m X 2.36m (11'11 X 7'9)

Cast-iron fireplace, window to rear and radiator.



STAIRCASE TO SECOND

BEDROOM FIVE

3.73m X 3.53m (12'3 X 11'7)

With a dormer window to rear.

BEDROOM SIX

3.89m x 3.53m (12'9 x 11'7)

With a dormer window to front and cream painted cast-iron fireplace.



BEDROOM SEVEN

4.01m x 3.12m (13'2 x 10'3)

With window to front.

BEDROOM EIGHT

4.14m x 2.87m (13'7 x 9'5)

With dormer window and views and cream painted fireplace.

OUTSIDE

The property fronts onto Vale St. There is a small outdoor area off the rear hall between the main house and the attached outbuilding.

DIRECTIONS

From the agent's Denbigh office proceed left over the High Street and continue down Vale Street. The property will be seen on the right hand side shortly before the traffic lights.

VIEWING

By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

SEW/CC
Amended