



— **Clough & Co** —

Residential, Agricultural, Commercial
Auctioneers, Valuers, Surveyors, Land & Estate Agents



1 Aled Terrace Llansannan, Denbigh, Denbighshire LL16 5HP Guide Price £60,000

An end-terrace one bedroom property situated within the popular village of Llansannan benefiting from double glazing & solid fuel central heating provided by back boiler to open fireplace in lounge. EPC Rating F

The property is in need of sympathetic upgrading and is available to first time buyers only (eligibility criteria will apply). A grant is available (subject to terms and conditions) towards refurbishment costs.

Accommodation :- Kitchen, Lounge, Rear Porch, Bedroom & Bathroom/WC

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

1 Aled Terrace is situated within the popular village of Llansannan which benefits village shop and primary school. The Market Towns of Denbigh and Abergelae are within approximately 10 miles and offer a range of shops, supermarkets, secondary schools etc. The A55 North Wales Expressway is also within approximately 10 miles.

From our Denbigh office proceed past Morrisons taking the A543 Pentrefoelas Road. Proceed for approximately 5 miles to Bylchau, turn right taking the A544 exit towards Llansannan. Proceed for approximately 4.5 miles. Upon entering the village take a right turn before The Red Lion Public House and the property can be seen on the left hand side.



DESCRIPTION

A single bedroom end-terrace property of stone construction under a slate roof having enclosed rear garden, positioned central to the village of Llansannan.

The accommodation briefly comprises :-

KITCHEN

12'11" x 4'6" (3.94m x 1.38m)

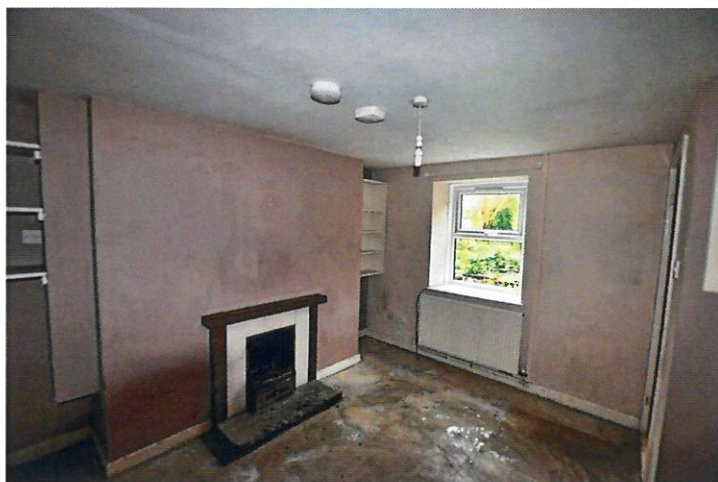
With single drainer stainless steel sink unit, hot and cold water, tiled floor and wall units, under stairs storage space, electric fuse box and central heating radiator.



LOUNGE

11'8" x 8'8" (3.58m x 2.65m)

Tiled fireplace with back boiler for central heating and domestic hot water purposes, central heating radiator.



Rear Porch

Access to rear garden.

FIRST FLOOR

LANDING

Door to storage cupboard, central heating radiator.

BEDROOM

9'11" x 9'5" (3.04m x 2.88m)

Central heating radiator, loft space.

BATHROOM & WC

7'5" x 6'4" (2.28m x 1.95m)

White suite comprising pedestal wash hand basin, low level wc, panelled bath with fitted Mira electric shower, fitted cylinder and airing cupboard, partly tiled walls and central heating radiator.



OUTSIDE

At the rear of the property there is an enclosed garden of lawned area, shrubs, plants and hedges. The garden also benefits a separate gateway access onto a communal pathway providing access to the front road. The front of the property includes parking space for off road parking.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD. (Title Registration pending)

SERVICES

We are given to understand that Mains Electricity, Mains Water and Mains Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. 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. 3. The photograph(s) depict only certain parts of the property. It

should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. 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. 5. Where any reference is made to Planning Permission or potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. 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 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.

GRANT FUNDING

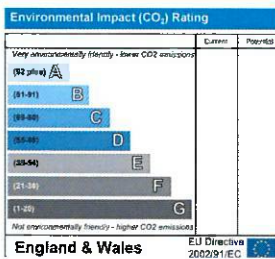
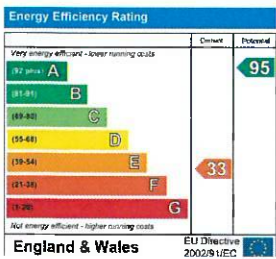
ELIGIBILITY CRITERIA FOR FIRST TIME BUYERS - TAI TEG

Funding is available by way of a grant from Conwy Council for refurbishment costs.

Any interested purchaser must :-

1. Meet the Tai Teg eligibility criteria and must be registered and approved on the register
2. Be a first time buyer
3. Have a local connection to the area

For your details see Tai Teg website : <https://taiteg.org.uk/en/about-tai-teg> or telephone 03456 015 605



45 High Street, Denbigh, Clwyd, LL16 3SD
 Tel: 01745 812049 | Fax: 01745 812180
 enquiries@cloughco.com
 www.cloughco.com



— **CLOUGH & CO** —
 Residential, Agricultural, Commercial
 Auctioneers, Valuers, Surveyors, Land & Estate Agents