



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



**17 Abbey Court, Denbigh, Denbighshire LL16 3HU
£850 Per Month**

**TO LET ON A FIXED TERM CONTRACT
FOR INITIAL TERM PERIOD OF SIX MONTHS**

A modernised 2 bedroom detached bungalow with a garage & on site parking situated in a residential cul-de-sac within easy walking distance of local schools, leisure centre & public transport.

Accommodation :- Recessed Porch, Hall, Lounge, Kitchen/Dining Room, 2 Bedrooms, Bathroom, Rear Hall, Boiler/Utility Room

The letting of the property is being conducted through our Denbigh Office (Tel No 01745 812049)

SITUATION & DIRECTIONS

The property stands at the end of a small cul-de-sac on this popular residential estate. The town centre is within easy reach by car. There is a footpath to the rear which brings the primary and secondary schools plus the leisure centre and bus stops within easy walking distance.

From the Agents Denbigh office proceed down Vale Street to the lights and turn right towards Ruthin passing the High School & Leisure Centre then turn left into Trewen then take the second left follow the road along and take the first left, follow the road along and bear right into Abbey Court where the property can be found at the end of the cul-de-sac.

DESCRIPTION

A traditionally designed and constructed detached bungalow having brick and rendered elevations below pitched tiled roof. The property has undergone major improvement works and is in good order and well presented throughout. The property is double glazed in plastic frames, it has been re-wired and has a gas fired combi central heating system, a refitted kitchen and bathroom.

The accommodation briefly comprises :-

RECESSED PORCH

ENTRANCE HALL

With built-in cloakroom cupboard, separate built-in airing cupboard with central heating radiator and telephone point.

LOUNGE

19' x 12' 3" (5.79m x 3.66m 0.91m)

A spacious room with windows to the front and rear aspect, 2 central heating radiators, tiled fireplace and built-in display shelving.

KITCHEN/DINING ROOM

14' x 9' 3" (4.27m x 2.74m 0.91m)

With windows to the front and side with ample dining space. The kitchen comprises white finished cupboards with fitted timber effect worktops and tiled splashbacks. There are a good range of wall, base and draw units plus a stainless steel single drainer sink unit with chrome mixer taps, free standing cooker and central heating radiator.

REAR HALL

With quarry tiled floor, external door to rear garden, door through to :-

UTILITY ROOM

With gas central heating boiler, central heating radiator and plumbing for washing machine.

BEDROOM 1

12' x 10' 9" (3.66m x 3.05m 2.74m)

With window to the rear, built-in double wardrobe with ample shelving.

BEDROOM 2

10' 9" x 9' 9" (3.05m 2.74m x 2.74m 2.74m)

With window to the rear and central heating radiator.

BATHROOM

A partly tiled room containing white bathroom suite with chrome fittings comprising a panelled bath with a Mira over bath shower, pedestal wash hand basin, low level wc and central heating radiator.

OUTSIDE

There is an attached brick built single garage plus parking for an additional vehicle on the drive and ample on street parking for visitors. There are private easily maintained gardens to the front, side and rear with the rear and side gardens being secure for children to play in. There is an inbuilt store room with fitted shelving.

SERVICES

We are given to understand that Mains Water, Mains Electricity, Mains Gas and Mains Drainage serve the property. There is a modern gas fired combination boiler and central heating system

NB The Agents have not tested any services, appliances, apparatus or equipment appropriate to this property.

OUTGOINGS

The Occupier will be responsible for all outgoing (unless otherwise specified) including:-

1. Council Tax - Local Authority - Denbighshire County Council (Tel: 01824 706000)
2. Electricity Charges
3. Mains Water/Drainage
4. Mains Gas
5. Telephone (including Connection and Rental and Call Charges - if required).

COUNCIL TAX

Denbighshire County Council - Band D

VIEWING ARRANGEMENTS

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

DEPOSIT

A deposit sum of £725 will be required to be paid by the successful applicant on signing of the Tenancy Document. This sum will thereafter be held by a Government (Deposit Protection) Authorised Service for the duration of the term of occupation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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