



CASCON, Upper Denbigh Road, St Asaph LL17 0RW

PETER LARGE
The Plum Collection



CASCON
UPPER DENBIGH ROAD
ST ASAPH
DENBIGHSHIRE
LL17 0RW

This recently constructed detached house is of an individual design and built to a high exacting specification.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
19 Clwyd Street, Rhyl, Denbighshire LL18 3LA
45-47 Market Street, Abergele, Conwy LL22 7AF

Residential

t. 01745 888100
t. 01745 334411
t. 01745 825511

prestatyn@peterlarge.com
rhyl@peterlarge.com
abergele@peterlarge.com

DESCRIPTION This recently constructed detached house is quietly tucked away, standing just off the Upper Denbigh Road near to the St Asaph Cathedral. The high street and local amenities are all within walking distance and the A55 Expressway is easily accessed within one mile. The property is of an individual design and built about one year ago to high exacting specifications which include low cost air source pump heating, under floor heating to the ground floor and recycled rain water. The property benefits by way of a ten year insurance policy and has the additional benefit of an architects certificate. It is equipped with every modern refinement including a water sprinkler system, and can be described as ready to walk into. Suited to family occupation, it is surprisingly spacious and is tastefully decorated and appointed. Its position within St Asaph is much sought after and is conveniently placed for Glan Clwyd High School.

Composite entrance door with glazed windows to side into:-

IMPRESSIVE RECEPTION HALL Having a tiled floor with under floor heating, inset spotlighting, Oak internal doors throughout.

LOUNGE With power points, bi-fold doors leading onto a large paved patio and enclosed rear garden.

SPACIOUS KITCHEN/FAMILY ROOM A comprehensive range of soft grey floor to ceiling units incorporating a 'Neff' double oven and microwave, integrated fridge freezer and dishwasher, plumbing for automatic washing machine and dryer, 'Lamona' hob, large peninsular island incorporating breakfast bar with an inset one and a half bowl sink and wine fridge, ceramic floor tiles with under floor heating, inset spotlighting, space for dining table and sofa, window to the front elevation, bi-fold doors enjoying an outlook and giving access to the enclosed rear garden.

GROUND FLOOR BEDROOM FOUR Having power points.

SPACIOUS GROUND FLOOR BATHROOM Having a four piece suite comprising oval free standing bath, shower area with rainfall shower head, wash hand basin set into vanity unit, low flush w.c., tiled walls, complimentary floor tiles with under floor heating, inset spotlighting and obscure glazed window.

Stairs from the Reception Hall with a painted balustrade lead to the First Floor Accommodation and **SPACIOUS LANDING** With a feature floor to ceiling picture window, automated 'Velux' ceiling light, radiators, power points.

MASTER BEDROOM Having a useful storage cupboard, free standing bath, radiators, power points, inset spotlighting.

ENSUITE Having a shower cubicle with glass screen, wash basin, low flush w.c., tiled walls and a chrome heated towel rail.

BEDROOM TWO With radiator, power points and an outlook over the front of the property.

BEDROOM THREE With radiator, outlook to the side elevation.

SHOWER ROOM With large walk-in shower with glass screen, tiled walls, chrome heated towel rail, wash basin set into vanity unit, low flush w.c. and a automated 'Velux' window.

OUTSIDE Having a right of way over a private driveway onto a gravelled drive to the side of the property which offers ample off road parking for several vehicles and a electric car charger point. Having easily managed gravelled front garden which is low maintenance. A large enclosed rear garden with hot tub and low maintenance paved and artificial lawn ideal for alfresco dining. Integrated **BOILER ROOM** complete with air source heat pump and controls for under floor heating to the ground floor and large water storage facility.

SERVICES

Mains electric and drainage are believed available or connected to the property with water by way of a meter. Heating is by way of air source pump. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

On entering St Asaph from the A55 expressway along The Roe continue to the mini roundabout and take the first exit and proceed up the High Street, turn right at the mini roundabout onto the Upper Denbigh Road and after about 300 meters bear left at 'Solar Court' just before the High School and the property will be seen on the left hand side.

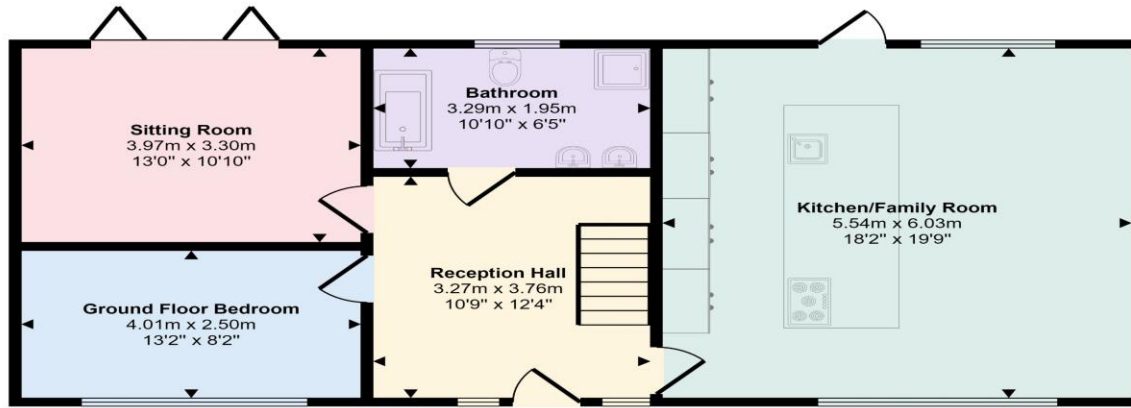
TENURE - Freehold

COUNCIL TAX BAND – F

DENBIGHSHIRE COUNTY COUNCIL

EPC - B

Approx Gross Internal Area
144 sq m / 1545 sq ft



Ground Floor
Approx 79 sq m / 845 sq ft



First Floor
Approx 65 sq m / 700 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



