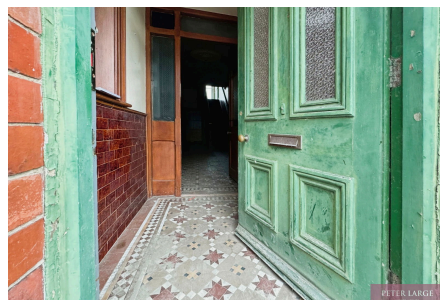


The Roe, St Asaph, Denbighshire LL17 0HY

£399,995

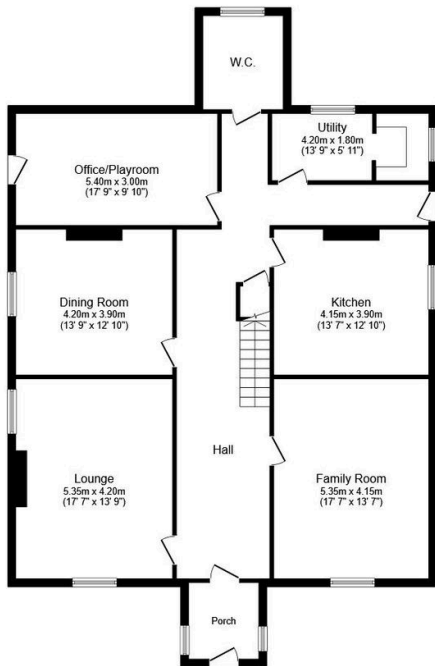
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This impressive Victorian family home is situated on The Roe within the Cathedral City of St Asaph. This detached property has great potential for transformation, despite requiring some renovation, this expansive home offers ample space with five bedrooms and two bathrooms. The property is within walking distance of local amenities including shops, restaurants and schools. The main A55 expressway is within easy reach for commuting to Llandudno, Chester and beyond. This property is a blank canvas waiting for you to make it your own. Subject to planning permission it could be converted into a commercial venture. Finance packages for the purchase of the house may be available by its present Owner if required. Viewing is recommended.

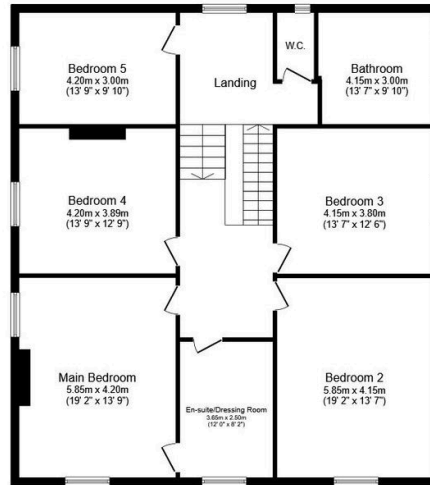
## Key Features

- DETACHED HOUSE
- FIVE DOUBLE BEDROOMS
- GARDENS FRONT AND BACK
- FREEHOLD
- EPC - tbc
- IN NEED OF FULL RESTORATION
- FOUR RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND - tbc
- DATE - 12/08/2024



**Ground Floor**

Floor area 147.2 m<sup>2</sup> (1,585 sq.ft.)



**First Floor**

Floor area 137.6 m<sup>2</sup> (1,481 sq.ft.)

**TOTAL: 284.8 m<sup>2</sup> (3,066 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)