

## 4 Roe Parc, St Asaph, LL17 0LD

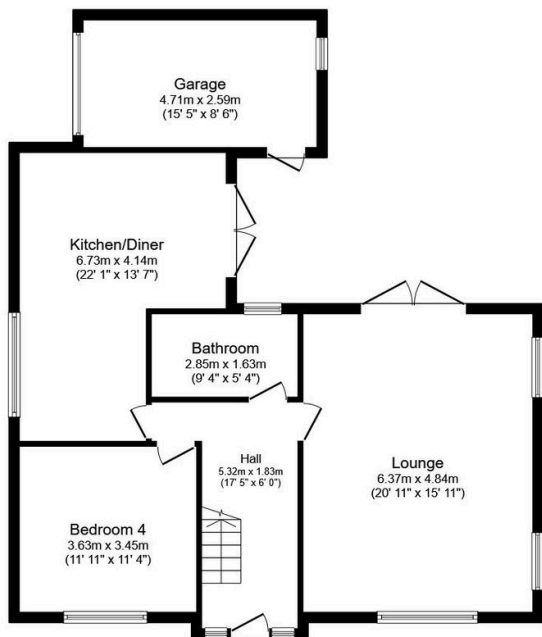
£325,000

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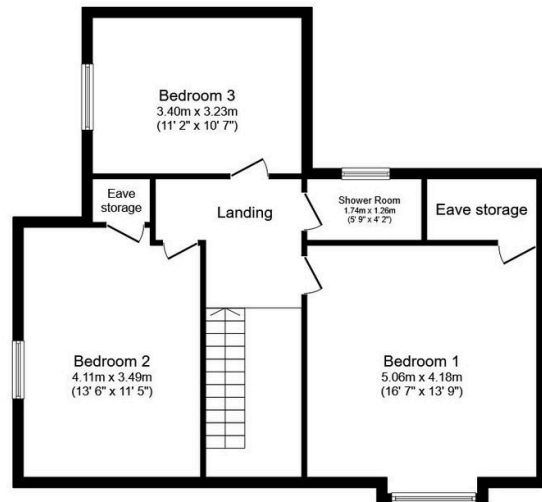
Presenting to the market this distinguished detached house, available for purchase. Ideally situated in a highly sought after location. The property boasts four generously proportioned bedrooms, all of which are doubles. The master bedroom and the fourth bedroom come with the added benefit of built-in wardrobes, perfect for those in need of extra storage space. The house is designed for modern living benefitting from a large lounge, open plan kitchen/diner and the added bonus of a bathroom on each level. This detached house, with its superb location, generous space and unique features, presents a fantastic opportunity for potential buyers. This is a property that truly needs to be seen to appreciate its full potential.

- Detached house
- Bathroom to both floors
- Kitchen with dining room
- Off street parking
- EPC - C / Council tax - E
- Four bedrooms
- Corner plot
- Pretty enclosed gardens
- Garage
- Instructed 02/04/2025



Ground Floor

Floor area 91.6 sq.m. (986 sq.ft.)



First Floor

Floor area 74.7 sq.m. (804 sq.ft.)

Total floor area: 166.3 sq.m. (1,790 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)