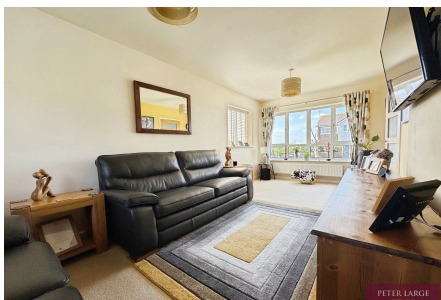


13 Llys Clwyd, St Asaph, Denbighshire LL17 0UA

£350,000

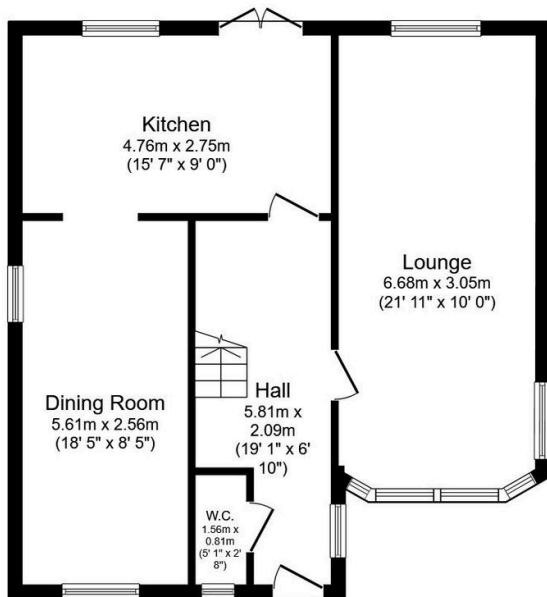
3 3 2



For sale is a charming detached house, perfectly positioned in a city location with proximity to nearby schools and surrounded by historical features. The property is well presented throughout, ready and waiting for its new owners to make it their own. Boasting three well-proportioned bedrooms, two reception rooms, offering plenty of space for both relaxation and entertaining, sizable kitchen, complete with all the necessary facilities, two practical bathrooms and enclosed gardens. Having a single garage, providing additional storage space and off road parking. Excellent schools are within easy access, offering an excellent opportunity for those seeking a family home that combines space, location, and convenience. Don't miss out on the chance to view this property.

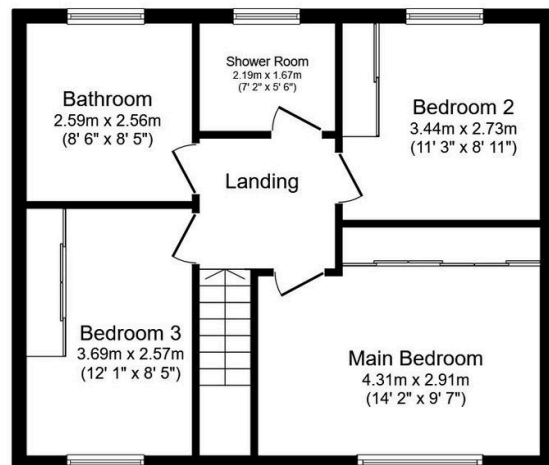
Key Features

- DETACHED HOUSE
- CORNER PLOT
- THREE BEDROOMS
- SIUT FAMILY OCCUPATION
- LARGE DINING ROOM
- DETACHED GARAGE
- OFF ROAD PARKING
- EPC - TBC
- COUNCIL TAX BAND - E
- INSTRUCTED - 19/05/2025



Ground Floor

Floor area 62.0 sq.m. (668 sq.ft.)



First Floor

Floor area 52.7 sq.m. (567 sq.ft.)

Total floor area: 114.7 sq.m. (1,235 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