



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

2nd October 2020



OFFICE
19 Clwyd Street
Rhyl
Denbighshire
LL18 3LA

T: 01745 334411
E: rhyl@peterlarge.com
W: www.peterlarge.com

1a Ashley Court, St. Asaph, Denbighshire, LL17 0PG

£245,000

- Four bedrooms
- Large bungalow
- mature gardens surround
- Ample off street parking

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.



DESCRIPTION

Situated in this popular City a sizeable four bedroom detached bungalow. Occupying a sought after location on Ashley court with mature gardens surrounding. It benefits by way of gas central heating and upvc double glazing and would benefit from some cosmetic improvements. St Asaph is convenient for the A55 expressway for commuting to Chester, Llandudno and beyond and individual shops and eateries are within walking distance. Schools of all ages are within a short distance and lovely river walks are close by.

Open storm porch with tiled floor into:

UPVC DOUBLE GLAZED DOOR GIVES ACCESS INTO: L SHAPED RECEPTION HALL: With access to roof space, radiator, power points and built in double cupboard housing the wall mounted 'I MINI 30' boiler which supplies the domestic hot water and radiators.

GLAZED DOOR INTO:

LOUNGE:

16' 2" x 9' 10" (4.93m x 3.02m) With feature fireplace with marble effect hearth and back with fitted gas fire, radiator, power points, upvc double glazed bow window overlooking the front and upvc double glazed high level window overlooking the side.

Open archway into:

DINING ROOM:

9' 10" x 9' 10" (3.02m x 3.0m) With upvc double glazed bow window overlooking the front, radiator and power points. Glazed door gives access into:

KITCHEN WITH DINING AREA:

12' 0" x 9' 7" (3.66m x 2.93m) Also accessed from the reception hall, with a comprehensive range of timber fitted units to include wall cupboards with work top surface with drawers and base units beneath. One and a quarter bowl stainless steel sink top with mixer tap over, space and plumbing for automatic washing machine. Further wall cupboard with glazed display unit with work top beneath and base cupboard, space for tall standing unit, radiator, tiled walls, power points, upvc double glazed window overlooking the side and upvc double glazed door giving access onto the rear.

BEDROOM ONE:

12' 6" x 9' 9" (3.83m x 2.98m) With upvc double glazed window overlooking the rear garden. radiator and power points.

BEDROOM TWO;

11' 0" x 11' 4" (3.37m x 3.46m) With upvc double glazed window overlooking the rear, power points and radiator.

BEDROOM THREE:

12' 9" x 8' 5" (3.91m x 2.58m) With upvc double glazed window overlooking the front, radiator and power points.

BEDROOM FOUR:

8' 1" x 7' 5" (2.47m x 2.27m) With upvc double glazed window overlooking the rear, radiator, and power point.

BATHROOM:

8' 11" x 7' 5" (2.72m x 2.28m) With four piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low flush w.c, built in shower cubicle with power shower over, radiator, tiled floor, tiled walls and upvc double glazed frosted window.

OUTSIDE:

The garden to the front has a good size driveway providing ample parking and leads to an attached tandem length garage with a new electric roller door. The front garden has a good size lawn area and is bounded by mature trees, shrubs and hedging. Wrought iron gate gives access onto the rear.

From the kitchen we have a covered area with a range of outbuildings for storage. A paved path to the side leading onto the rear garden brick paved for ease of maintenance with some borders, laid to lawn with mature shrubs surrounding and the rear garden enjoys a sunny and secluded position.

DIRECTIONS:

From the Rhyl Office proceed towards Rhuddlan along the dual carriageway and at the main roundabout proceed towards St Asaph along the dual carriageway. On entering St Asaph proceed along the Roe and just before the mini roundabout turn right into Ashley Court, first left and the property can be seen in the corner at the far end by way of a For Sale board.

SERVICES:

Mains gas, electricity and water are believed available or connected to the property. All services and appliances not tested by the selling agent.

AGENTS NOTES:

Please note this is a Probate sale.

