

williamslettings



61 Roe Parc, St. Asaph, LL17 0LD

£1,100

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EPC - D65 Council Tax Band - C Deposit - £1,100

Roe Parc, St. Asaph

2 Bedrooms - Bungalow - Semi Detached

Williams Lettings are pleased to present this two bedroom bungalow in the sought after area of St Asaph. With easy access to the A55, local shops and restaurants and scenic walks. Accommodation briefly comprises of two bedrooms, living room, kitchen, bathroom and good sized garden. There is also off road parking and access to a garage. To be considered for this property you will need a household income of £33,000 or above.

Accommodation

Enter through front door into hallway comprising of radiator and doors leading to;

Living Room

16'4" x 11'9"

Having UPVC double glazed window to the front elevation, lights, sockets, radiator and carpeted flooring.

Bedroom 1

11'9" x 9'10"

Having radiator, UPVC double glazed window to the rear elevation, lights, sockets, radiator, carpeted flooring, built in double wardrobe and additional built in cupboard.

Bedroom 2

9'2" x 8'10"

Having radiator, UPVC double glazed window to the front elevation, lights, sockets, radiator, carpeted flooring and built in wardrobe.

Bathroom

6'2" x 5'2"

Comprising of bath with shower above, shower screen, low flush WC, built in unit with wash basin, UPVC double glazed and frosted window to the side elevation.

Kitchen

9'10" x 8'10"

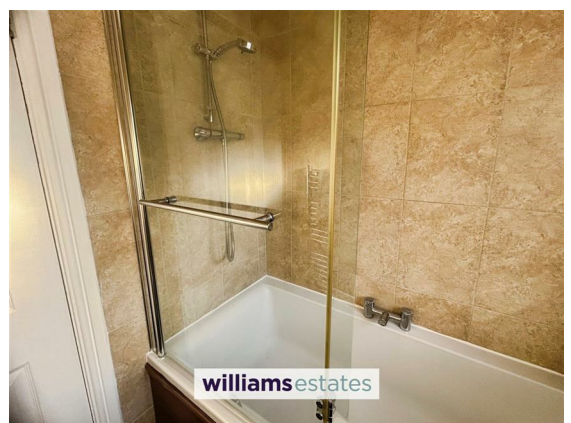
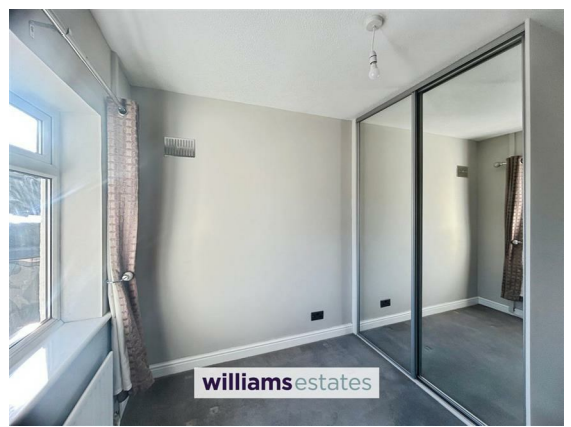
Having a range of wall, base and drawer units, work top surfaces, bowl and half single drainer sink with mixer taps, gas hob with extractor fan above, integrated in oven and grill, UPVC double glazed window to the side elevation, two built in storage cupboards, lights, sockets and radiator. UPVC back door to rear elevation leading to;

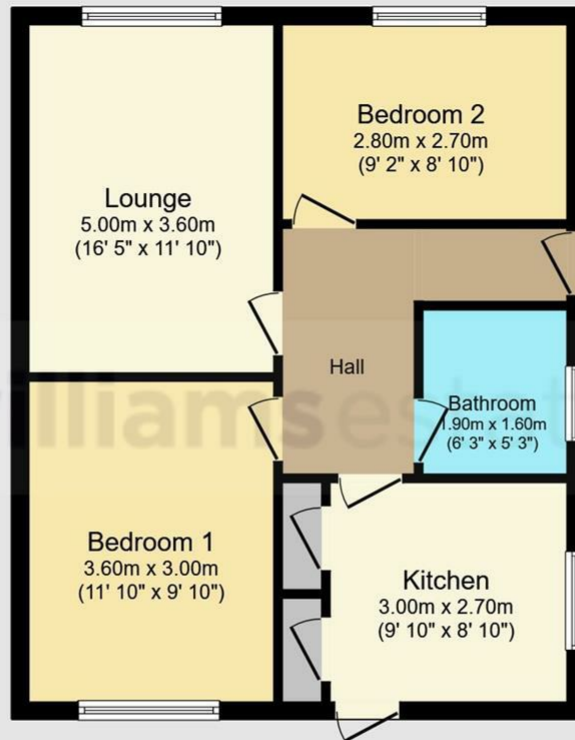
Garden

A good sized garden to the rear and side elevation with additional patio area. Lawned area with trees and shrubs.

Outside

The front offers driveway parking leading to garage. The front is slabbed with access to the rear.





Floor Plan

Floor area 54.6 sq.m. (588 sq.ft.)

Total floor area: 54.6 sq.m. (588 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

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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