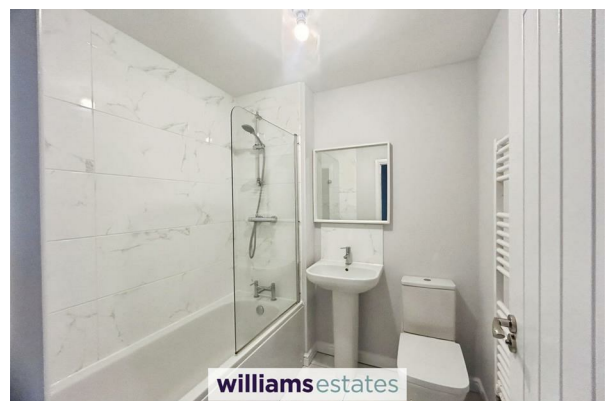


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5 Lon Y Gadeirlan, St Asaph, LL17 0FA

£950 PCM

 2  1  1  B

EPC - B84 Council Tax Band - C Deposit - £950 PCM

Lon Y Gadeirlan, St Asaph

2 Bedrooms - House - Semi-Detached

A two-bedroom semi-detached house situated on the outskirts of the city of St Asaph. A luxury home overlooking the beautiful picturesque far-reaching views of the Clwydian Hills countryside. With direct access to A55 affording excellent commuting to Chester, Liverpool, and Manchester. The house comprises two bedrooms, modern bathroom and kitchen, living room, downstairs WC and rear garden. The property further benefits from off-road parking, uPVC double glazed windows and gas central heating. Monthly Rental: £950 , Deposit: £950 , EPC: B/84 To be considered for this property you will need an annual income of above £28,500 pa

Bedroom One

8'9" x 12'10"

The main bedroom comprises carpet flooring, uPVC double glazed windows facing the front with far-reaching views of the Clwydian Hills countryside and a single radiator.

Bedroom Two

10'10" x 12'10"

The bedroom consists of a single radiator, uPVC double glazed windows facing the rear garden, carpet flooring & a storage cupboard with the boiler.

Landing Area

6'6" x 6'3"

The landing area allows access to both bedrooms, bathroom & the loft. The landing area has a single radiator and carpet flooring.

Bathroom

6'3" x 6'6"

A modern bathroom comprises of a bath, over head shower, toilet, sink, stand up heated towel rail, extractor fan, tiled flooring and a half splash-back tiled walls.

Kitchen

10'9" x 12'10"

A modern kitchen consisting of built in hob & oven, Mica worktop, stainless steel sink, Cooker hood, Laminate flooring, uPVC double glazed window facing the rear and a double radiator. The kitchen further benefits from uPVC double glazed French patio doors leading into the rear garden.

Living Room

15'7" x 8'11"

The living room provides carpet flooring, spacious storage cupboard, double radiator and a uPVC double glazed window with views.

Entrance Hallway

6'7" x 3'11"

Laminate flooring with access to the living room and downstairs WC.

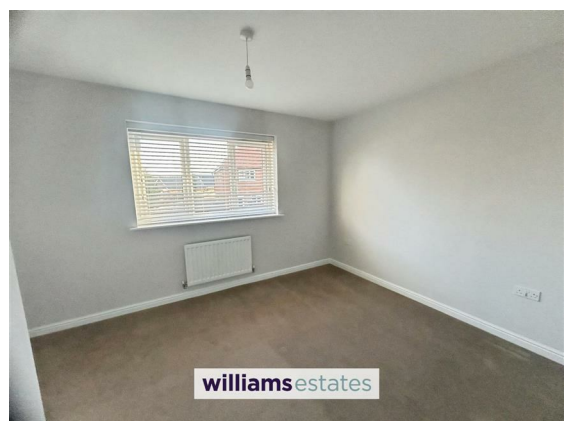
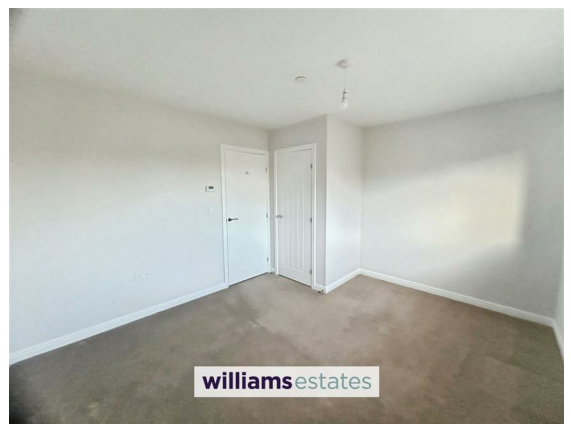
Downstairs WC

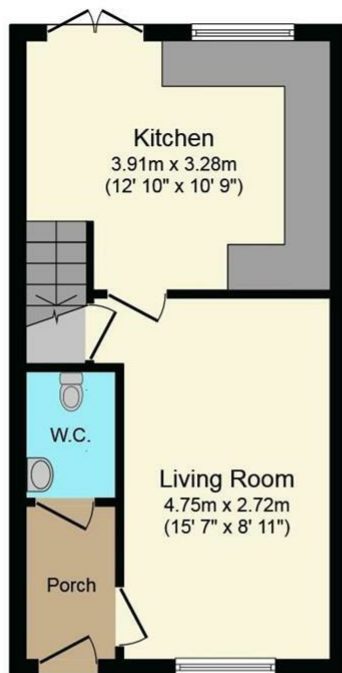
4'8" x 3'7"

The downstairs WC comprises a toilet, sink, extractor fan and laminate flooring.

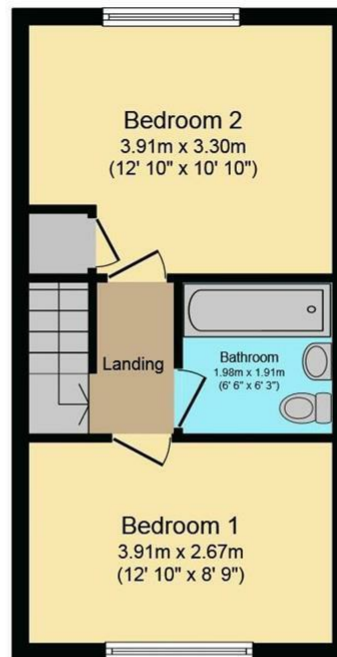
Outside

The property benefits from off-road parking & a spacious rear garden.





Ground Floor
Floor area 32.5 sq.m. (350 sq.ft.)
approx



First Floor
Floor area 32.5 sq.m. (350 sq.ft.)
approx

Total floor area 65.0 sq.m. (700 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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