

3 Lothian Park, St. Asaph, Denbighshire, LL17 0BY



FLOOR 1
GROSS INTERNAL AREA:
FLOOR 1 537 sq ft, FLOOR 2 244 sq ft, FLOOR 3 120 sq ft
EXCLUDED AREAS: REAR GARDEN 63 sq ft
TOTAL: 1,244 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1 537 sq ft, FLOOR 2 244 sq ft, FLOOR 3 120 sq ft
EXCLUDED AREAS: REAR GARDEN 63 sq ft
TOTAL: 1,244 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

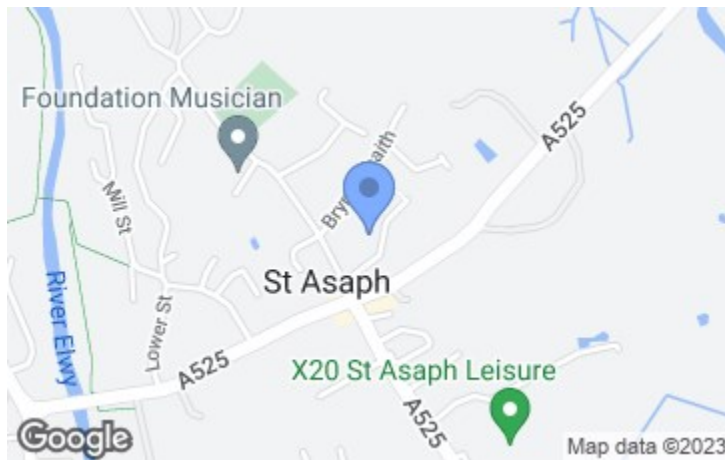
Matterport



FLOOR 3

GROSS INTERNAL AREA:
FLOOR 1 537 sq ft, FLOOR 2 244 sq ft, FLOOR 3 120 sq ft
EXCLUDED AREAS: REAR GARDEN 63 sq ft
TOTAL: 1,244 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	82
(81-91) B	
(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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Cavendish
ESTATE AGENTS

St Peters Square Ruthin, Denbighshire, LL15 1AE
Tel: 01824 703030
Email: ruthin.sales@cavmail.co.uk
www.cavendishproperties.co.uk



3 Lothian Park

St. Asaph, Denbighshire,
LL17 0BY

Price
£225,000

A THREE BEDROOM, THREE STOREY MID TERRACED TOWNHOUSE standing in a secluded no through cul de sac just off Mount Road, close to the cathedral in the centre of St Asaph.

Having benefited from modernisation to include a loft conversion with full Planning and Building Regulation Consent, this attractive house affords enclosed vestibule, a very spacious open plan lounge and dining room, kitchen, first floor landing, large principal bedroom, second bedroom, modern bathroom with separate WC, second floor L shaped bedroom three. Enclosed and mainly south facing lawned garden to front with enclosed domestic area to rear. Inspection recommended.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

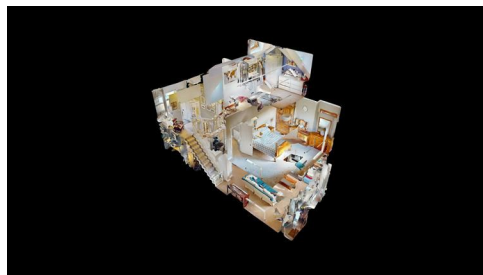
Cavendish Ikin trading as Cavendish Residential.



LOCATION

St Asaph is a popular rural city centred around the Cathedral and the High Street providing a range of facilities catering for daily requirements. The A55 Expressway is located on its periphery which provides excellent road links for those wishing to commute throughout North Wales and Cheshire.

3D VIRTUAL TOUR



Available to view on-line.

THE ACCOMMODATION COMPRISES

PORCH

Out built and enclosed porch with two timber panelled doors leading in, panelled door leading to through lounge and dining room.

LOUNGE AND DINING ROOM

8.03m x 4.90m max (26'4 x 16'1 max)



Very spacious through lounge and dining room, originally two rooms, it now provides a large and versatile room which benefits from a deep bay window to the front elevation with modern UPVC double glazed windows and blinds, inset gas coal effect fire, fitted shelving to recess, TV

point. Further double glazed window to rear also with bookshelves to one side, two panelled radiators.



KITCHEN/BREAKFAST ROOM

3.10m x 2.97m (10'2 x 9'9)



Fitted with a range of base and wall mounted cupboards and drawers with a painted finish to door and drawer fronts and contrasting solid oak working surfaces to include inset single drainer sink, inset four ring gas hob with stainless steel and glass extractor hood and light above, integrated double oven, dishwasher, void and plumbing for washing machine, space for upright fridge/freezer, understairs pantry area with shelving, glazed door leading to rear.

FIRST FLOOR LANDING



Split level landing with staircase rising to the second floor, panelled radiator.

BEDROOM ONE

4.98m x 3.73m (16'4 x 12'3)



A spacious room to the front of the house which is also well lit with a double glazed

window overlooking the front garden, high moulded and coved ceiling, panelled radiator.



BEDROOM TWO

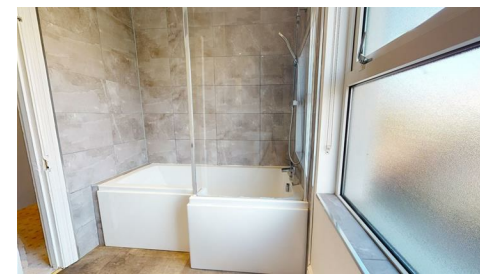
4.19m x 3.00m (13'9 x 9'10)



Double glazed window to rear, high coved ceiling, ornate cast iron fireplace (not in use), panelled radiator.

BATHROOM

3.10m x 1.85m (10'2 x 6'1)



Modern white bathroom suite with a P shaped bath with glazed screen, high output shower and monsoon style head, pedestal wash basin, fitted cupboard housing the gas fired boiler providing heating and hot water, ceiling light point, double glazed window, chrome towel radiator.

CLOAKROOM

Separate cloakroom with double glazed window and WC.

SECOND FLOOR BEDROOM

4.57m max x 4.50m max l-shaped (15' max x 14'9 max l-shaped)



L shaped bedroom with vaulted ceiling and three Velux rooflights, ceiling downlighters, two panelled radiators.



OUTSIDE



Enclosed garden to the front and southern elevation with mature hedging, lawn and patio area.

Enclosed domestic area to the rear.

DIRECTIONS

From Denbigh take the A525 St Asaph / Rhyl Road, proceeding straight on at the

traffic lights at Trefnant and following the road thereafter until reaching St Asaph. On reaching the mini roundabout adjacent to the Cathedral proceed straight ahead onto Mount Road and take the first right on to Lothian Park.

TENURE

Understood to be Freehold,

COUNCIL TAX

Denbighshire County Council - Tax Band C

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW