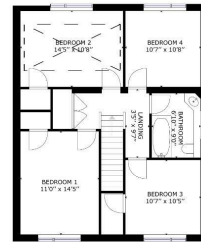


FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 1313 sq.ft. FLOOR 2: 785 sq.ft.  
TOTAL: 2098 sq.ft.

Matterport



FLOOR 2  
GROSS INTERNAL AREA  
FLOOR 1: 1313 sq.ft. FLOOR 2: 785 sq.ft.  
TOTAL: 2098 sq.ft.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		58	84
	EU Directive 2002/91/EC		

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

## Queensland House The Roe

St. Asaph, Denbighshire,  
LL17 0LT

Offers Around  
**£380,000**

A FOUR BEDROOM DETACHED HOUSE OFFERING SPACIOUS FAMILY HOME standing within large gardens of about 0.16 acre to include a large purpose built (approximately 1000sqft) workshop and stores ideal for a small business with gated access leading to a side and rear yard. It is located fronting onto Rhyl Road about one third of a mile from the town centre and within 0.25 miles of the A55 Expressway. The accommodation comprises out built porch, very spacious through lounge, dining room, day lounge, luxury fitted kitchen and utility area, inner lobby with shower room and WC, first floor landing, four double bedrooms and bathroom.

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**

The cathedral city of St Asaph provides a range of shopping facilities catering for most daily needs to include bank and supermarket. There is a regular bus service and a park nearby and the A55 Expressway is in close proximity enabling ease of access along the North Wales coast, Chester and the motorway network beyond.

**3D VIRTUAL TOUR**



Available to view on-line.

**THE ACCOMMODATION COMPRISES**

**ENTRANCE PORCH**

2.51m x 1.88m (8'3" x 6'2")

Out built enclosed entrance porch with UPVC double glazed windows and door leading in.

**HALLWAY**

9.80m x 3.35m (32'2" x 11')

Central hallway with staircase rising off.

**LOUNGE**

6.02m x 5.28m (19'9" x 17'4")



A very spacious room with double glazed window to front with vertical blind, attractive Adam style fireplace with marble insert and hearth, pebble effect Living Flame gas fire, painted fire surround. Twin glazed doors leading through to L-shaped lounge and utility extension.



**EXTENDED LOUNGE**

5.41m x 5.89m (17'9" x 19'4")



Large L shaped lounge and utility extension. It benefits from a five section bi fold door which opens to a pergola and rear garden, double glazed window to side, lantern room with inset lighting, panelled door leading to left hand gable. Woodgrain effect laminate floor covering, TV point, radiator.



**AGENTS NOTES**

PLEASE NOTE.. WE ARE ADVISED THE DAY LOUNGE AND KITCHEN EXTENSION WHERE BUILT IN 2020 WITHOUT PLANNING & BUILDING REGULATION CONSENT.

**DINING ROOM**

4.09m x 3.18m (13'5" x 10'5")



Double glazed window to front with vertical blind, coved ceiling, panelled radiator.

**INNER LOBBY**

Enclosed understairs cupboard.

**SHOWER ROOM**

1.91m x 1.96m (6'3" x 6'5")



White suite comprising large corner cubicle with glazed screen, pedestal wash basin and WC, fully tiled walls, extractor fan, double glazed window, panelled radiator.

**KITCHEN/BREAKFAST ROOM**

5.94m x 3.18m (19'6" x 10'5")



To include utility area extension.

Fitted with a contemporary range of base and wall mounted cupboards and drawers with a light cream toned high gloss finish to door and drawer fronts and contrasting solid oak working surfaces to include inset one and half bowl sink with mixer tap and inset four ring Grundig induction hob, stainless steel and glass with light above, concealed lighting, pan drawers, Siemens built in steam oven and microwave oven, void and plumbing for dishwasher. Double glazed window and door leading to the rear, two windows to the right hand gable.

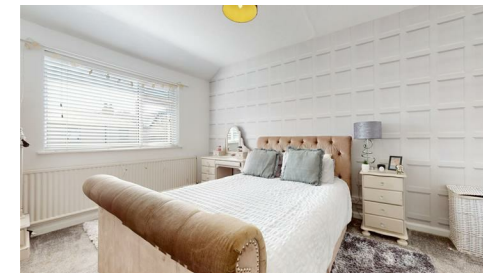


**FIRST FLOOR LANDING**

Built in double door airing cupboard with modern gas fired boiler providing heating and hot water and slatted shelving. Panelled radiator.

**BEDROOM ONE**

4.39m x 3.35m (14'5" x 11')



Double glazed window to front, walk in wardrobe, panelled radiator.

**BEDROOM TWO**

4.39m x 3.25m (14'5" x 10'8")



Double glazed window with aspect over the rear garden, large central lantern roof, walk in wardrobe, panelled radiator.

**BEDROOM THREE**

3.23m x 3.18m (10'7" x 10'5")



Double glazed window to front, walk in wardrobe, panelled radiator.

**BEDROOM FOUR**

3.25m x 3.23m (10'8" x 10'7")



Double glazed window to rear, panelled radiator.

**BATHROOM**

2.74m x 2.08m (9' x 6'10")



Coloured suite comprising panelled bath within a tiled surround with electric shower over, fitted cabinet to one wall incorporating wash basin and WC, part tiled walls, radiator.

**OUTSIDE**

Wide driveway leading into a concreted drive which extends along the right hand gable with gated access to the rear. The front is bounded by a low level stone wall with a mainly concreted area designed for low maintenance.



Wide parking area beyond with a large timber framed pergola providing a covered seating area.

**PURPOSE BUILT WORKSHOP AND STORES**

approx 10.m x 10.m. to be confirmed (approx 32'9" x 32'9". to be confirmed)



A large purpose built workshop which we understand benefits from planning and building regulation consent. The main has a large rollwe shutter door leading in to a large workshop with concrete floor and electric light and power. Further stores and workshop to one side.

**DIRECTIONS**

From the Agents' Denbigh office bear left over the High Street and proceed down Vale Street. At the traffic lights turn left onto Rhyl Rd and on reaching the roundabout on the outskirts of town take the A525 in the direction of Rhyl/St Asaph. Continue along this road passing through the village of Trefnant and into St Asaph. Pass the High School and the Cathedral car park and at the mini roundabout turn left onto the High Street. At the end of the High Street, turn right off the mini roundabout and continue onto The Roe. The property will be found on the right after The Plough Inn.

**TENURE**

Understood to be Freehold.

**COUNCIL TAX**

Denbighshire County Council - Tax Band F

**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