

32 Bishops Walk, St. Asaph, Denbighshire, LL17 OSU

**Cavendish**  
ESTATE AGENTS

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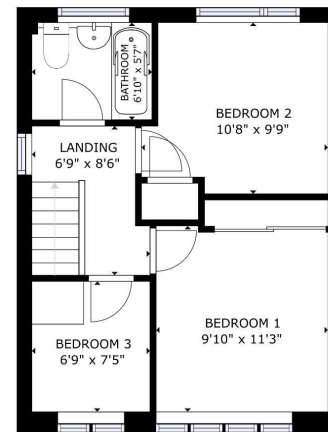
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GROUND FLOOR PLAN  
FLOOR 1: 1047 SQ. FT. (97 SQ. METERS)  
TOTAL AREA: 1047 SQ. FT. (97 SQ. METERS)

Matterport



FIRST FLOOR PLAN  
FLOOR 2: 1047 SQ. FT. (97 SQ. METERS)  
TOTAL AREA: 2094 SQ. FT. (194 SQ. METERS)

Matterport



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	72
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(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	
England & Wales	EU Directive 2002/91/EC

**32 Bishops Walk**  
St. Asaph, Denbighshire  
LL17 OSU

**Price**  
**£330,000**

A RE-MODELLED AND REFURBISHED 4 BEDROOM DETACHED HOUSE WITH A SUPERB OPEN PLAN FITTED KITCHEN/DINING ROOM AND LARGE CONSERVATORY, TOGETHER WITH DUAL DRIVEWAYS AND EXTENSIVE LANDSCAPED GARDENS TO REAR WITH WIDE PATIOS AND DECKED AREAS.

Located in the heart of this popular residential area and with westerly views across St.Asaph towards wooded countryside. It affords entrance hall, lounge, highly appointed fitted kitchen with range of appliances and breakfast bar, large conservatory, bedroom 4 with en-suite bathroom, first floor landing, 3 bedrooms and bathroom. Two driveways providing extensive parking, low maintenance gardens with wide patios, summerhouse and impressive gardens in terraced form.

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.

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## LOCATION

### THE ACCOMMODATION COMPRISES

#### FRONT ENTRANCE

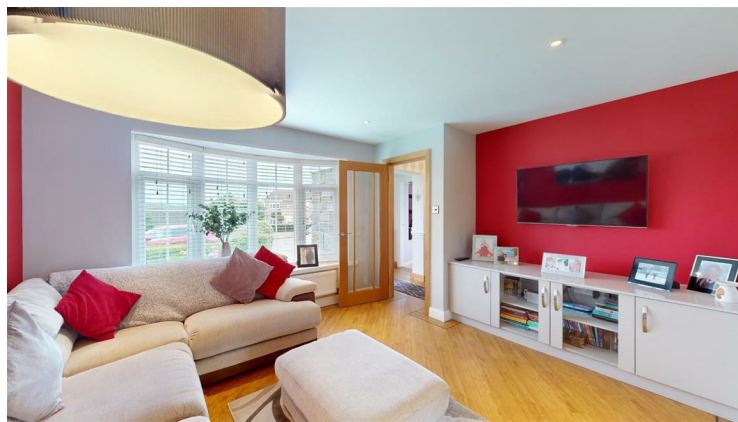
UPVC double glazed door leading to entrance hall.

#### ENTRANCE HALL

Staircase rising off, dado rail, Karndean wood grain effect flooring with detailing which also extends into the adjoining lounge and kitchen. Coved ceiling, panelled radiator.

#### LOUNGE

4.19m x 3.66m (13'9" x 12')



An attractive room with a shallow bow window to front with far reaching views across the estate towards wooded countryside, TV point, Karndean flooring, panelled radiator. Twin glazed oak framed doors lead to the kitchen/family and breakfast room.



#### KITCHEN/FAMILY AND BREAKFAST ROOM

7.77m x 3.20m (25'6" x 10'6")



A splendid room which has been re-modelled and extended to provide a highly appointed and contemporary fitted kitchen with a light grey tone finish to door and drawer fronts and white stone effect working surfaces with upstands. It includes an inset one and half bowl sink with drainer and mixer tap, Neff inset induction hob with glass upstand and concealed hood above, integrated Neff double oven, integrated microwave and grill, fitted cabinets to one wall incorporating integrated fridge, freezer and a laundry cupboard with plumbing for washing machine and space above for tumble dryer, centre island with fitted cabinets incorporating wine fridge and seating for four to one side. Two double glazed windows with blinds, ceiling downlighters, Karndean flooring, two contemporary pillar radiators. Twin glazed and oak framed doors leading to conservatory.





### EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### VIEWING

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

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

HE/PMW

### DIRECTIONS

From Denbigh and Ruthin take the main Rhyl/St Asaph and proceed through the village of Trefnant, continuing until you reach St Asaph. The entrance to the Bishops Walk development will be seen on the left hand side opposite the playing fields of the school. Proceed into the development and at the T-junction turn left and follow the road around to the right. The property will be seen on the right hand side.

### COUNCIL TAX

Denbighshire County Council - Tax Band D

### TENURE

Freehold.

### ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.



### CONSERVATORY

4.88m x 3.20m (16' x 10'6")



A large addition to the rear of the house designed to take full advantage of the pleasing aspect over the rear garden, double glazed windows with decorative upper lights, Karndean flooring, radiator. Twin glazed French doors lead to the rear garden.



### BEDROOM FOUR

3.40m x 2.31m (11'2" x 7'7")



Shallow bow double glazed window to front with views across the development towards wooded countryside, coved ceiling, fitted radiator.

### EN SUITE BATHROOM

2.41m x 1.75m (7'11" x 5'9")



P shaped bath with glazed screen and Bristan electric shower over, wash basin with mixer tap and WC, fitted cupboard concealing a modern Ideal Atlantic gas fired combination boiler providing heating and hot water, extractor fan, tiled floor, chrome towel radiator.

### FIRST FLOOR LANDING

Window to gable.

**BEDROOM ONE**  
3.43m x 3.00m (11'3" x 9'10")



Georgian style double glazed window to front with far reaching views across Bishops Walk towards the Lower Denbigh Road and wooded countryside, two section mirror fronted wardrobe, panelled radiator.

**BEDROOM TWO**  
3.05m; 2.44m x 2.74m; 2.74m (10;8" x 9;9")



Double glazed window with aspect over the rear garden, fitted wardrobe with hanging rail, panelled radiator.

**BEDROOM THREE**  
2.26m x 2.06m (7'5" x 6'9")



Georgian style double glazed window to front with far reaching views across Bishops Walk, panelled radiator.

**BATHROOM**  
2.08m x 1.70m (6'10" x 5'7")



Panelled bath with grip handles and thermostatic shower valve over, pedestal wash basin and WC, fully tiled walls, double glazed window, panelled radiator.

**OUTSIDE**



The property stands in a wider than average plot with a dual driveway leading in, both tarmacaded and providing ample space for parking 2/3 cars. The front garden is designed for low maintenance with gravelled areas together with some mature shrubs and hedging to the boundaries. There is a further stone and slated area adjoining to the front of the house.



Twin gates lead to the right hand side through to an additional gravelled parking area. Timber framed and panelled summerhouse and a flagged patio area extends across the width of the plot. A further private patio area is to the left hand side of the house.



The rear garden is a particular feature of the house as it has benefited from extensive landscaping. It is in terrace form with a low level painted retaining wall with wide steps leading up to a lawned garden with established and well stocked flower and shrub borders together with a further low level wall leading up to a raised decked area, and a golden gravel and paved area which enjoys a predominately westerly aspect.

