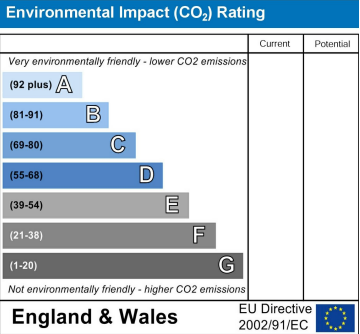
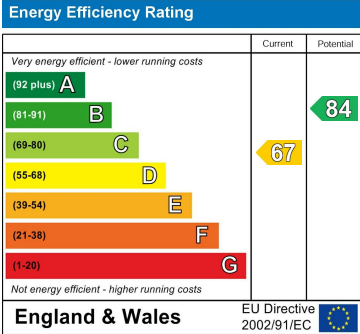


GROSS INTERNAL AREA  
FLOOR 1 518 sq.ft. FLOOR 2 550 sq.ft.  
EXCLUDED AREAS : GARAGE 153 sq.ft.  
TOTAL : 1,069 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



8 Llys Clwyd

St. Asaph, Denbighshire,  
LL17 0UA

Offers Around  
£300,000

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 Estate Agents Ltd.

A WELL PRESENTED FOUR BEDROOM DETACHED HOUSE located at the head of a small established cul de sac to the centre of this popular residential area close to the city centre and popular secondary school.

Benefiting from ample on site parking for several cars and an integral garage, it affords enclosed hall with cloakroom, lounge with dual aspect, separate dining room, modern fitted kitchen and utility room. First floor landing, four bedrooms and family bathroom. Double glazed and gas central heating. Extensive parking which extends round to the left hand gable. Large enclosed and quite private south facing garden to rear with a partially covered decked area, patio, lawns and screen fencing. An ideal family home, early inspection is recommended.



LOCATION

Llys Clwyd is a secluded cul-de-sac located a short distance from Bishops Walk and Denbigh Road and all the amenities which St Asaph has to offer which include shops, supermarket, schools and leisure facilities. The A55 is within easy reach providing ease of access to the North Wales coast, Deeside, Chester and the motorway network beyond

THE ACCOMMODATION COMPRISES

FRONT ENTRANCE

Panelled and double glazed door leading to enclosed entrance hall.

ENTRANCE HALL

High level double glazed window to one side.

CLOAKROOM

White suite comprising wash basin with tiled splashback and low level WC, double glazed window, panelled radiator.

LOUNGE

5.26m x 3.94m (17'3" x 12'11")



A spacious room with a wide double glazed window to front and further window to gable, both with vertical blinds, staircase rising off, TV point, attractive Adams style fireplace with a wood surround, raised hearth and coal effect Living Flame electric fire, panelled radiator.



DINING ROOM

3.07m x 2.95m (10'1" x 9'8")



Double glazed French windows opening to a rear south facing patio with decked area, niche with display shelving and louvre door cupboard, panelled radiator.

KITCHEN

3.12m x 2.95m (10'3" x 9'8")



Fitted with a modern range of base and wall mounted cupboards and drawers with an off-white finish to door and drawer fronts with contrasting wood grain effect working surfaces to include an inset single drainer one and half bowl sink with mixer tap, inset four ring gas hob with upstand and a Belling integrated double oven, void and plumbing for dishwasher, attractive wood grain effect upstand between base and wall units, wood grain effect floor finish, double glazed window with blind, panelled radiator.



SIDE PORCH/UTILITY ROOM

2.95m x 1.55m (9'8" x 5'1")

Fitted worktop with void and plumbing for washing machine and space for tumble dryer, wall mounted gas fired boiler providing heating and hot water, double glazed window, matching door to side, panelled door leading to integral single garage.

FIRST FLOOR LANDING

not dictated

BEDROOM ONE

4.34m x 3.00m (14'3" x 9'10")



Wide double glazed window with blind to front. panelled radiator.

BEDROOM TWO

3.76m x 2.59m (12'4" x 8'6")



Double glazed window to front with blind, panelled radiator.

BEDROOM THREE

3.35m x 3.07m (11' x 10'1")



Fitted cupboard, double glazed window with blind, radiator.

BEDROOM FOUR

2.59m x 2.59m (8'6" x 8'6")



Double glazed window to rear with fitted blind, panelled radiator.

BATHROOM

2.11m x 1.68m (6'11" x 5'6")



White suite comprising panelled bath with bi-fold shower screen and electric shower over, fitted cabinet to one wall incorporating wash basin and low level WC, fully tiled walls, tile effect floor finish, double glazed window with blind, panelled radiator.

OUTSIDE

The property stands at the head of an established and popular residential cul de sac located in the heart of this residential area approximately 1/4 mile from the centre of St Asaph. It has an open plan slated area to front together with adjoining driveway providing ample space for parking several vehicles as it extends along the majority of the left hand gable.

REAR GARDEN



The rear garden is a particular feature of the house as it affords a high degree of privacy and enjoys a predominately southerly aspect. There is a covered pergola and decked area immediately adjoining the double glazed doors from the dining room and a paved patio adjoining. There is a low level wall with steps leading up to a large lawn bounded by screen fencing and there are a number of maturing shrubs to include flowering cherry.



INTEGRAL GARAGE

5.51m x 2.59m (18'1" x 8'6")

Metal up and over door to front, electric light and power installed, personal door leading through to the rear porch/utility room.

COUNCIL TAX

Denbighshire County Council - Tax Band E

TENURE

Believed to be Freehold.

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, continue around the estate road and take the first right into Llys Clwyd.

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.

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