

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.

Cavendish

RESIDENTIAL

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5 Holly Court

St. Asaph,
Denbighshire, LL17 0DR

Price
£395,000

A VERY HIGHLY APPOINTED 3 STOREY 5 BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE AND PRIVATE LANDSCAPED GARDENS TO REAR WITH WOODED ASPECT, FORMING PART OF THIS SMALL AND SECLUDED CUL-DE-SAC OF ATTRACTIVE HOUSES ONLY A SHORT DISTANCE FROM THE CATHEDRAL AND THE CENTRE OF ST.ASAPH.

It affords entrance hall with cloaks, lounge with bay window, large open plan kitchen/dining and family room with out-built full depth glazed bay, utility room. First floor landing, bedroom two with en-suite, three further bedrooms and bathroom, second floor landing with large principle bedroom, dressing room and en-suite. Wide block paved drive and integral garage. Private landscaped lawned garden to rear with pretty flower and shrub borders.

INSPECTION HIGHLY RECOMMENDED.

LOCATION
Holly Court is a small secluded cul-de-sac located a short distance from Mount Road and is in close proximity to Fairholme preparatory school 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:

CANOPY ENTRANCE
With a composite and double glazed door with matching panel to side leading to Hall.

HALL
4.14 x 1.83 (13'7" x 6'0")
Staircase rising off, wood grained effect flooring and panelled radiator.

CLOAKROOM
White suite comprising: pedestal wash basin with tiled splash and low level WC, matching flooring, extractor fan and panelled radiator.

LOUNGE
5.79 x 3.38 (19'0" x 11'1")




A spacious room to the front of the house with a deep splay bay window and pleasing aspect over the front garden and cul-de-sac, contemporary wall mounted living flame electric fire, TV point and two panelled radiators.

KITCHEN/DINING AND FAMILY ROOM
8.28 x 3.25 (27'2" x 10'8")



Spacious room which runs the full width of the rear of the house and also benefits from a deep glazed out-built bay providing a high degree of natural light and a pleasing aspect over the landscaped rear garden. Fitted with a contemporary range of base and wall mounted cupboards and drawers with an off-white finish to door and drawer fronts and contrasting wood grained effect working surfaces to include; an inset 1½ bowl sink with mixer tap and drainer, a Zanussi inset stainless steel five ring gas hob with stainless steel up-stand together with extractor hood and light above, integrated Zanussi double oven, dishwasher, fridge, freezer, peninsula divide also providing breakfast bar, pan drawers, ceiling down lighters, wood grained effect finish to match the hall and panelled radiator.

DINING AREA



The Dining Area extends into the out-built bay where there are full depth windows together with French doors opening to the rear garden and two panelled radiators.



UTILITY ROOM
1.91 x 1.52 (6'3" x 5'0")
Matching base unit to kitchen with inset single drainer sink, void and plumbing for washing machine, matching flooring, panelled radiator and double glazed composite door to side.

FIRST FLOOR LANDING
With staircase rising off and panelled radiator.


WALK-IN AIRING CUPBOARD
With pressurised cylinder providing domestic hot water.

BEDROOM TWO
3.78 x 2.82 (12'5" x 9'3")



Wide double glazed window to front, two section mirror fronted sliding wardrobe providing hand rails and shelving and panelled radiator.

EN-SUITE SHOWER ROOM




White suite comprising: suite with low level tray with glazed screen and high output shower, pedestal wash basin and tiled splash with low level WC, ceramic tiled floor, extractor fan, ceiling down-lighting and radiator.

BEDROOM THREE
3.78 x 2.82 (12'5" x 9'3")




Double glazed window to front and panelled radiator.

BEDROOM FOUR
3.66 x 2.92 (12'0" x 9'7")



Double glazed window and panelled radiator.

BEDROOM FIVE
3.05 x 2.59 (10'0" x 8'6")



Double glazed window with aspect over the rear garden and panelled radiator.

BATHROOM
2.54 x 2.13 (8'4" x 7'0")



Quality white suite comprising: panelled bath, separate walk-in shower cubicle with bi-fold screen and high output shower, pedestal wash basin and WC, half tiled walls, ceiling down-lighters, extractor fan, double glazed window and a chrome towel radiator.

SECOND FLOOR LANDING

BEDROOM ONE
5.36 maximum x 4.80 (17'7" maximum x 15'9")




A very spacious room with high vaulted ceiling and two Velux windows with integrated blinds overlooking wooded countryside to rear and beyond towards the North Wales coast, telephone point, TV point and panelled radiator.

DRESSING ROOM
2.69 x 2.84 (8'10" x 9'4")



Out-built three section wardrobe, vaulted ceiling with Velux and integrated blind, panelled radiator.

EN-SUITE SHOWER ROOM
2.84 x 1.78 (9'4" x 5'10")



Quality white suite comprising: fitted cubicle with bi-fold screen and high output shower, fitted cabinet incorporating wash basin and WC with tiled splash, ceramic tiled floor, vaulted ceiling with Velux roof light, shaver point and radiator.

OUTSIDE
With a wide block paved drive providing parking for three cars, access to an integral garage, metal up and over door to front, personal door to side, wall mounted gas fired condensing boiler providing heating and hot water. Shaped lawn with established and well stocked flower and shrub borders together with ornamental tree. A gated entrance to side leading to the rear.

GARAGE
4.98 x 2.77 (16'4" x 9'1")
Up and over door in. Wall mounted gas boiler and electric light and power.

THE REAR GARDEN



To the rear there is an enclosed and private garden with screened fencing to three sides and wooded aspect beyond. There is a wide lawn with established and well stocked flower and shrub borders providing colour and interest throughout the season.



TENURE - TO BE FREEHOLD
The property is currently subject to a leasehold tenure of 999 years, which commenced on 1st June 2015. Current ground rent payable of £200.00 per annum.

HOWEVER THE OWNER IS IN THE PROCESS OF PURCHASING THE FREEHOLD AND WILL BE SOLD ON THIS BASIS

COUNCIL TAX BAND
Denbighshire County Council - 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.

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 second right into Bryn Gobaith. Continue for some 300 metres and the cul-de-sac will be found on the right.

VIEWING
By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to