

# williams estates



**The Close The Roe, St. Asaph,  
Denbighshire, LL17 0LY**

**£195,000**

 2  2  2  D

**EPC - D60**

**Council Tax Band - D**

**Tenure - Freehold**

# The Roe, St. Asaph

## 2 Bedrooms - House - Mews

**\*\*No Onward Chain!\*\*** - A well presented two bedroomed end-mews, located in the city of St. Asaph. Comprising of two reception rooms, kitchen, downstairs cloaks, two bedrooms and bathroom. The property benefits from off street parking/garden space to the rear, double glazing and within walking distance to the River Elwy. Viewing highly recommended. EPC Rating D60.

### Description

The city of St Asaph is surrounded by countryside and views of the Vale of Clwyd. It is situated close to a number of busy coastal towns such as Rhyl, Prestatyn, Abergele, Colwyn Bay and Llandudno. The historic castles of Denbigh and Rhuddlan are also nearby. Its proximity to the A55 also means it has excellent transport links to larger cities such as Chester and Liverpool. Offering primary and secondary schools, Cathedral, River Elwy, variety of restaurants and cafes, Tweedmill outlet, leisure centre and a range of convenience shops.

### Accommodation

uPVC front door leads into:

### Lounge

14'10" x 15'1"

Having dual aspect windows to the front and side, power points and radiator.

### Dining Room

10'0" x 14'6"

With quarry slate floor tiles, power points, radiator, under stairs storage and window to the side elevation.

Stairs off to first floor.

### Kitchen

9'5" x 11'11"

Offering a range of red high gloss wall, drawer and base units with work surfaces over, integrated electric oven with ceramic electric hob and extractor hood, plumbing for washing machine, space for fridge freezer, stainless steel drainer sink with mixer tap, gas central heating boiler, tiled flooring, radiator, power points, uPVC double glazed window to the rear and further uPVC door providing access to the rear garden/parking area.

### Cloakroom

9'3" x 3'1"

With tiled flooring, vanity unit with basin, low flush W.C and obscured window to the rear.

### Landing

Having a uPVC double glazed window to the rear, radiator, power points and access into the attic.

### Bedroom One

15'3" x 14'10"

Feature fireplace, radiator, power points and dual aspect double glazed windows to the front and side elevation.

### Bedroom Two

10'1" x 9'4"

Dual aspect double glazed window to the side elevation, power points, radiator and loft access.

### Bathroom

9'1" x 8'11"

Comprising of a corner bath, shower cubicle, pedestal sink, low flush WC, radiator, vinyl flooring, partial tiled walls and dual aspect double glazed window to the side of the property.

### Outside

The front garden is laid with stones and slate chipping and bounded by attractive railed fencing and gate for access.

To the rear there is a courtyard which could provide off road parking or garden space.

### Agent Notes

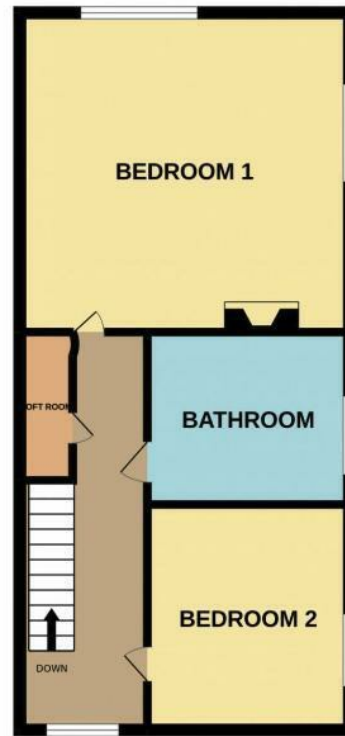
These photos have been staged using CGI technology.







Ground Floor



First Floor

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.