



**6 Elwy Terrace, St. Asaph, Denbighshire,
LL17 0SL**

£155,000

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EPC - D61 Council Tax Band - B Tenure - Freehold

Elwy Terrace, St. Asaph

2 Bedrooms - House - Terraced

No Onward Chain!!! - A well presented, two bedroomed end-terrace cottage, located in the heart of the Cathedral City of St. Asaph. Recently modernised throughout, being walking distance away from local shops, park, River Elwy, schools and a short drive from the A55 Expressway. Providing an open plan lounge/ kitchen with log burner, two bedrooms and shower room. Further benefits include a good sized, well maintained front garden with access to the front driveway for off road parking. Viewing is highly recommended to appreciate. EPC Rating D61.



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 stable style door leads into:

Entrance Porch

With uPVC windows around and double doors lead into:

Lounge/Kitchen

17'6" x 12'10" (5.33 x 3.91)

Open plan lounge/ kitchen.

Offering a range of high gloss, wall, drawer and base units with work surfaces over, stainless steel sink with bowl and half drainer, integrated cooker and four ring hob with extractor hood above, integrated dishwasher, plumbing for washing machine, part tiled walls, power points and uPVC frosted glazed window to the rear. Multi-fuel log burner on a slate hearth with feature panelling, stairs off and uPVC window to the front.

Landing

uPVC window to the rear and further accommodation off.

Bedroom One

11'0" x 8'8" (3.35 x 2.64)

With storage cupboard, radiator, power points and uPVC window to the front.



Bedroom Two

8'6" x 5'11" (2.59 x 1.80)

With radiator, power points and uPVC window to the rear.

Shower Room

6'4" x 4'2" (1.93 x 1.27)

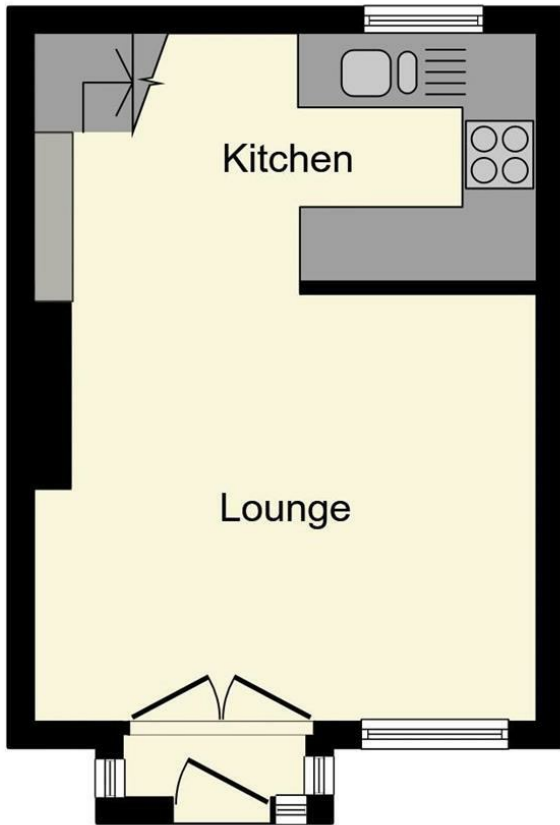
Offering a white suite with low flush W.C, pedestal basin, shower enclosure, tiled flooring, part tiled walls, radiator and uPVC window to the side.

Outside

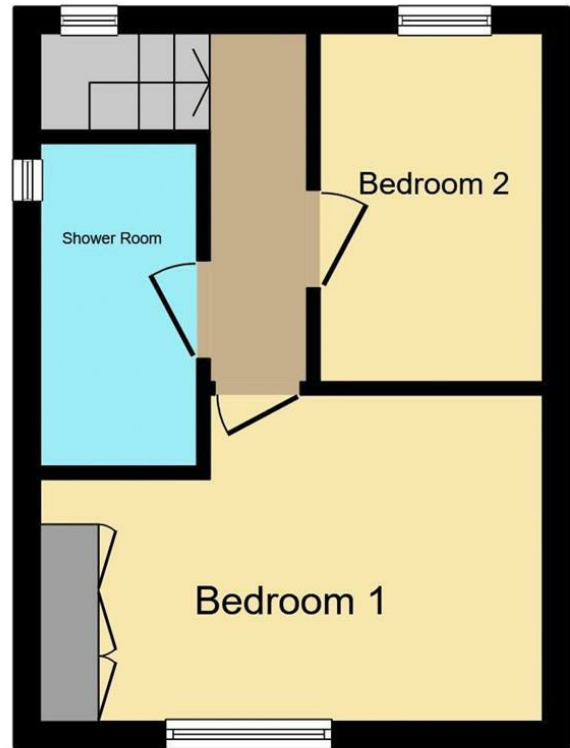
Timber gates gives access to the house.

The front garden is of good size being low maintenance, offering a range of shrubs, hedging, golden gravel, modern paved patio area and timber shed for storage, bounded by timber fencing for privacy.





Ground Floor



First Floor

Total floor area 46.1 m² (496 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.