



2 Eryl Cottage Lower Denbigh Road, St. Asaph, Denbighshire, LL17 0EN

£259,000

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EPC - D60

Council Tax Band - C

Tenure - Freehold

Lower Denbigh Road, St. Asaph

2 Bedrooms - House - Terraced

An immaculately presented country cottage located in a woodland setting. The property offers two reception rooms, kitchen/breakfast room, two bedrooms and bathroom. To the rear of the property there are country gardens offering a variety of mature shrubs and bushes with paved patio area's to enjoy the mid-day sun. Further benefits include double glazing and parking. Simply Must be Viewed. 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 composite door leads into:

Kitchen/ Breakfast Room

18'5" x 7'10" (5.61 x 2.39)

Offering a range of cream high gloss wall, drawer and base units with work surfaces over, Rangemaster cooker with extractor hood over, plumbing for washing machine, integrated fridge and freezer, stainless steel sink, inset spotlighting, oak flooring, storage cupboard, electric heater, power points and dual aspect double glazed windows to the front.

Lounge

18'4" x 13'4" (5.59 x 4.06)

A spacious lounge boasting with character, having ingle nook fireplace with inset log burner on a tiled hearth, oak flooring, feature beamed ceiling, electric heater, power points, double glazed windows to the rear and French doors lead into the conservatory.

Stairs off to the first floor.

Conservatory

11'6" x 9'2" (3.51 x 2.79)

Double glazed construction with laminate flooring and French doors leading out to the rear patio.

First Floor Landing

With loft access hatch and accommodation off.



Bedroom One

16'2" x 9'11" (4.93 x 3.02)

Having exposed timber flooring, inbuilt wardrobes offering a variety of hanging and storage space, electric heater, power points, Velux window and double glazed window to the rear elevation offering views over the garden.

Bedroom Two

9'11" x 7'10" (3.02 x 2.39)

Having timber exposed flooring, electric heater, power points and double glazed window to the front elevation enjoying views.

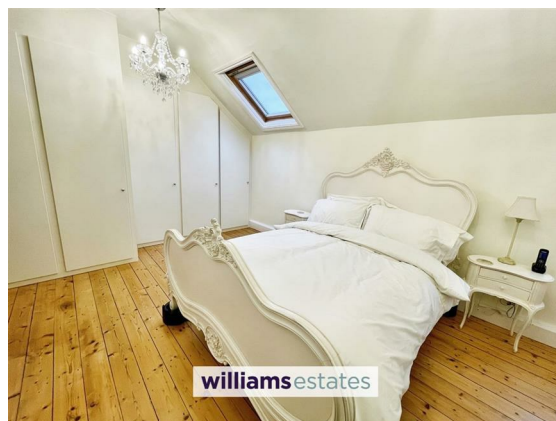
Bathroom

10'9" x 8'0" (3.28 x 2.44)

A modern suite in white, comprising low flush W.C, vanity unit with basin, panelled bath with shower over and privacy screen, chrome radiator, half tiled walls and double glazed window to the front elevation.

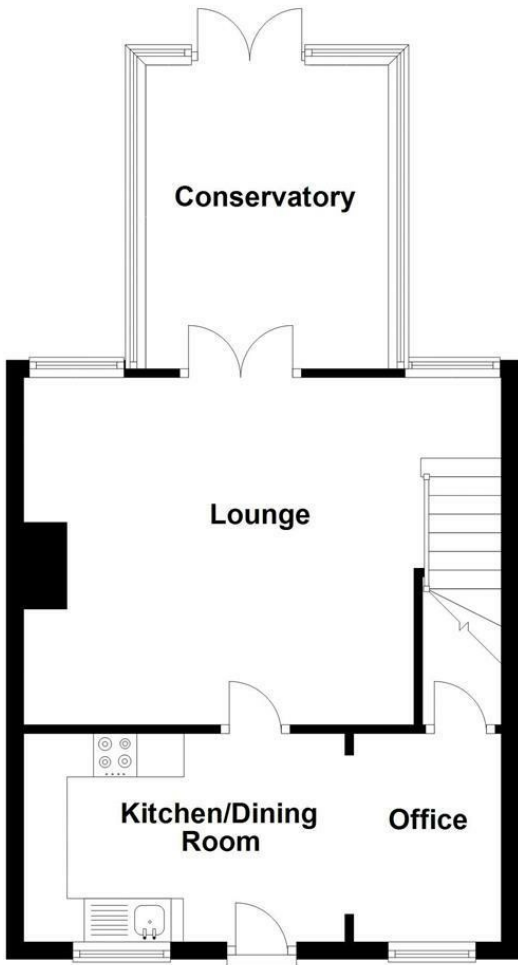
Outside

The front of the property has a patio area which enjoys a sunny aspects with views towards the woodland beyond. The rear garden has a country cottage feel with paved patios and pathways offering a variety and abundance of plants and shrubs, gravelled area, outside lighting and patio area enjoying a sunny aspect. At the bottom of the garden is an open woodland area.



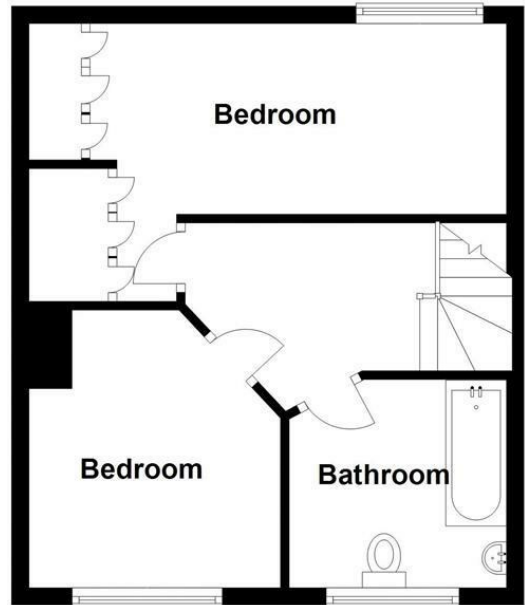
Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



First Floor

Approx. 35.8 sq. metres (384.8 sq. feet)



Total area: approx. 81.6 sq. metres (877.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.