



**6 Clwydian Park Crescent, St. Asaph,
Denbighshire, LL17 0BJ**

£275,000

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EPC - D63

Council Tax Band - D

Tenure - Freehold

Clwydian Park Crescent, St. Asaph

3 Bedrooms - Bungalow - Detached

A well presented, three bedroom detached bungalow, located in the sought after address of Clwydian Park Crescent. Boasting distant views of the Clwydian Range and a short drive to the A55 expressway providing links to Chester, Manchester and beyond. The accommodation offers living room, fitted kitchen, conservatory, three bedrooms and a modern three piece wet room. Outside, the property has front, side and rear gardens all enjoying a sunny aspect as well as a driveway providing off street parking for two vehicles and a single garage. A MUST VIEW. EPC rating D-63.



Accommodation

Via a covered area leading to uPVC double glazed front door with adjacent double glazed panelling.

Reception Hall

An 'L' shape having coved ceiling, two useful storage cupboards, loft access hatch, radiator, lighting and oak effect herringbone flooring.

Living Room

17'2" x 11'10" (5.23 x 3.61)

Having lighting, power points, a quality fireplace in black granite and solid oak surround radiator, oak effect herringbone flooring and full height uPVC double glazed picture window overlooking the front.



Kitchen

13'1" x 8'6" (3.99 x 2.59 (4 x 2.6))

Comprising of modern wall, drawer and base units with worktops over, integrated double oven, four ring gas hob with extractor hood over, single drainer sink with mixer tap, tiled splash-backs, integrated fridge/freezer, integrated dish washer, tiled floor, lighting, power points, radiator, window and timber door leading into:

Conservatory

13'1" x 8'1" (3.99 x 2.46)

Having lighting, power points, uPVC double glazing, double radiator, tiled flooring and uPVC double doors into the rear garden.



Bedroom One

17'3" x 9'9" (5.26 x 2.97 (5.27 x 2.96))

Having lighting, power points, built-in wardrobes and matching built in drawers, radiator and uPVC double glazed window to the rear.

Bedroom Two

10'2" x 10'2" (3.10 x 3.10)

Having lighting, power points, radiator and double doors leading into the conservatory.

Bedroom Three

10'11" x 7'3" (3.33 x 2.21)

Having lighting, power points, radiator and uPVC double glazed window to the front elevation.

Wet Room

Modern wet-room comprising of shower area with shower screen, power shower, wall hung wash basin, W.C., radiator, floor to ceiling tiling, additional wall heater and a uPVC double glazed window.

Outside

0'0" x 0'0" (0.00 x 0.00)

The property is approached via a driveway which provides off street parking and leads to a detached garage.

The rear garden is laid with river gravel to reduce maintenance, it has a paved patio area, garden shed and is bound by vertical board fencing.

Single Garage

17'2" x 8'8" (5.23 x 2.64)

With a remote controlled operated roller shutter door, housing the gas central heating boiler and a pedestrian door out to the rear garden.





Floor Plan

Floor area 107.5 sq.m. (1,157 sq.ft.) approx

Total floor area 107.5 sq.m. (1,157 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(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.