



**5 Roe Parc, St. Asaph, Denbighshire,  
LL17 0LD**

**Offers Over £325,000**

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**EPC - E54 Council Tax Band - E Tenure - Freehold**

# Roe Parc, St. Asaph

## 4 Bedrooms - House - Detached

Video Tour Available... A well presented four bedroom detached property, forming part of this popular residential development on the outskirts of St Asaph with direct access for the A55 Expressway. Comprising of entrance hall, study, sitting room/ bedroom five, lounge, kitchen/diner and downstairs bathroom. To the first floor, three further bedrooms and W.C. Spacious accommodation throughout with benefits of double glazing, driveway for ample off road parking and gas central heating. Viewing is highly recommended. EPC Rating E54.



### 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

Double glazed door leads into:

#### Entrance Porch

With double glazed windows to the front and side, power points and storage cupboard.

#### Hallway

With under stairs storage, radiator and power points

#### Lounge

14'0" x 22'4"

Having dual aspect radiators, power points, feature fireplace with open fire and dual aspect double glazed windows to the front and rear elevations

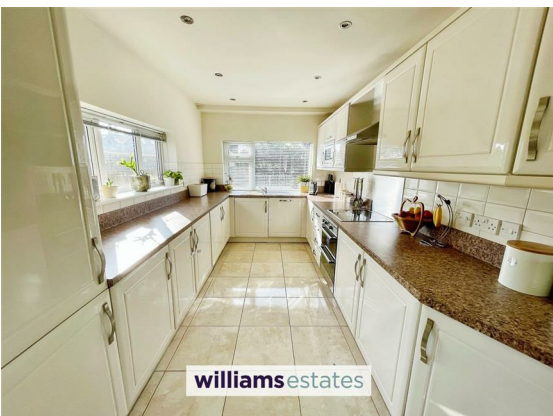
#### Kitchen/Diner

10'0" x 24'7"

Having a range of modern wall, drawer and base units with surfaces over, integrated fridge and freezer, electric oven and hob with extractor hood over, radiator, inset spotlights, integrated dishwasher, underfloor heating, uPVC windows to the front and side elevations and French patio doors to the rear garden.

#### Rear Porch

Having W.C, gas central heating boiler, window to the rear and quarry tiled floor



### Sitting Room/Bedroom Four

12'10" x 10'11"

With radiator, power points and uPVC French doors to the rear garden

### Study

10'11" x 10'6"

With double glazed window to the front elevation, radiator and power points

### Family Bathroom

6'4" x 5'5"

In white a three piece suite comprising low flush W.C, pedestal wash basin, panel bath with shower over, fully tiled walls, heated towel rail, tiled flooring with underfloor heating and double glazed window to the rear.

### First Floor Landing

With radiator and power points

### Master bedroom

17'2" x 11'10"

Dual aspect uPVC windows to the front and rear elevations, radiator, power points and range of fitted wardrobes with overhead storage

### Bedroom Two

12'9" x 10'5"

Having uPVC window to the front elevation, fitted wardrobes, radiator and power points

### Bedroom Three

15'11" x 8'5"

uPVC window to the rear elevation, radiator, power points and eaves storage.

### W.C

5'5" x 2'6"

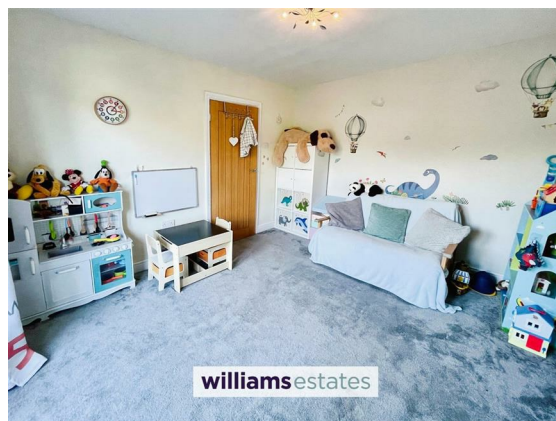
With wall mounted basin, low flush w.c, and sliding door

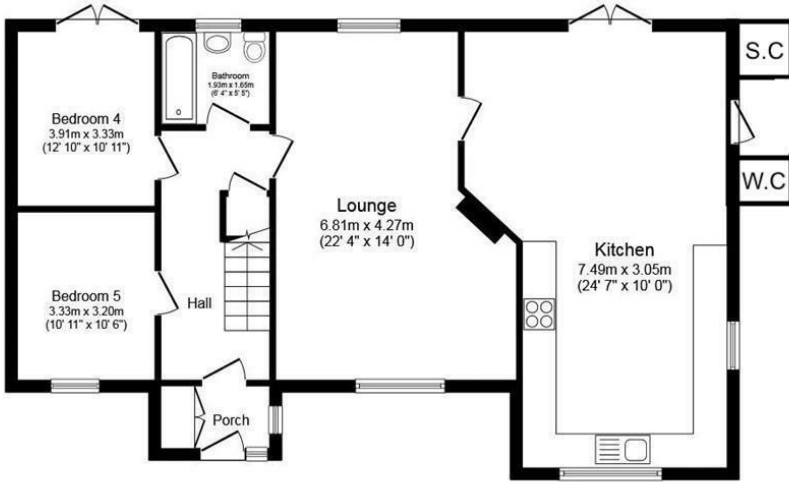
### Outside

The property is approached via timber gate and pathway leading to the front door, driveway to the side for off road parking.

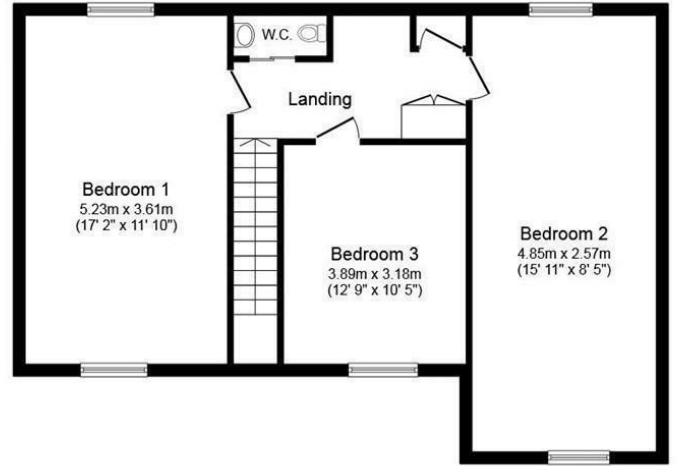
The front garden offers a variety of shrubs, mixed borders, golden gravel and lawn area.

The rear garden is a good size being mainly laid to lawn with decked areas, great for entertaining, timber shed with power and lighting. Golden gravel, mixed borders and hedging providing a spacious sunny aspect, ideal for Al-Fresco dining.





**Ground Floor**

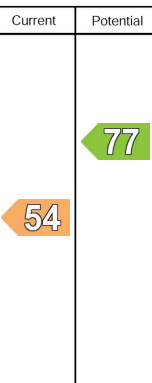


**First Floor**

Total floor area 159.5 sq.m. (1,717 sq.ft.) approx

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.