



**8 Llys Llannerch, St. Asaph,  
Denbighshire, LL17 0AZ**

**£390,000**

 3  2  3  E

**EPC - E52**

**Council Tax Band - E**

**Tenure - Freehold**

# Llys Llannerch, St. Asaph

## 3 Bedrooms - House - Detached

Occupying a secluded position at the head a of a small cul de sac of similar properties, an extended and immaculately maintained and beautifully presented three bedroom detached house with garage. The property offers an individual, versatile and spacious family home. The property is fully double glazed and benefits from gas central heating. Situated approximately three miles from the A55 expressway with its links to Llandudno and Chester. Simply Must Be Viewed. EPC rating E 52



### Accommodation

Open fronted porch with light and composite front door leading to:

### Reception Hall

13'10" x 4'6" (4.22 x 1.37)

Having solid oak flooring, radiator, power points and under stairs storage cupboard

### Lounge

22'4" x 11'1" (6.81 x 3.38)

Continuing with solid oak flooring, cast iron radiator, power points, T.V aerial point, feature fireplace with inset log burner on marble hearth, floor to ceiling uPVC double glazed windows to the front and uPVC double glazed french doors leading out to the front garden. Double oak doors into:



### Dining Room

15'8" x 11'10" (4.78 x 3.61 (4.77 x 3.60))

With the continuation of the solid oak flooring, power points, cast iron radiator, feature fireplace with decorative tiled back and tiled hearth and coal fire insert and uPVC double glazed French doors leading onto the rear garden with uPVC double glazed window to side.

### Sitting Room

16'3" x 11'7" (4.95 x 3.53)

With the continuation of solid oak flooring through, cast iron radiator, power points, T.V aerial point, uPVC double glazed window to the front and stairs to first floor.



### Kitchen/Diner

26'0" x 10'11" (7.92 x 3.33)

Having a modern range of wall, drawer and base units with Quartz work surfaces over, Belfast sink with flexi mixer tap over, space for range cooker with extractor hood over, integrated fridge and freezer, a cupboard housing the 'Worcester' combination boiler which supplies the domestic hot water and heating. Cast iron radiator, part tiled walls, uPVC double glazed windows overlooking the rear garden and composite stable door leading out to the rear garden.

## First Floor Landing

With loft access hatch and built-in airing cupboard providing ample linen storage.

## Master bedroom

12'1" x 11'10" (3.68 x 3.61)

With power points, radiator, built-in storage cupboard and uPVC double glazed window to the front.

## En-suite

5'5" x 3'2" (1.65 x 0.97)

Having low flush W.C, wash basin in vanity unit with mixer tap over, shower cubicle with mains shower over, extractor fan, part tiled walls, tiled floor, towel rail and uPVC double glazed frosted window to the side.

## Bedroom Two

16'7" x 9'7" (5.05 x 2.92)

With power points, radiator, built-in double door storage cupboard and uPVC double glazed windows to the front and side.

## Bedroom Three

10'2" x 7'9" (3.10 x 2.36)

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

## Family Bathroom

7'8" x 5'8" (2.34 x 1.73)

Having a three piece suite comprising tiled bath with mains shower over and shower screen, low flush W.C, glass wash basin on glass shelf with mixer tap over, fully tiled walls, tiled floor and uPVC double glazed frosted window.

## Outside

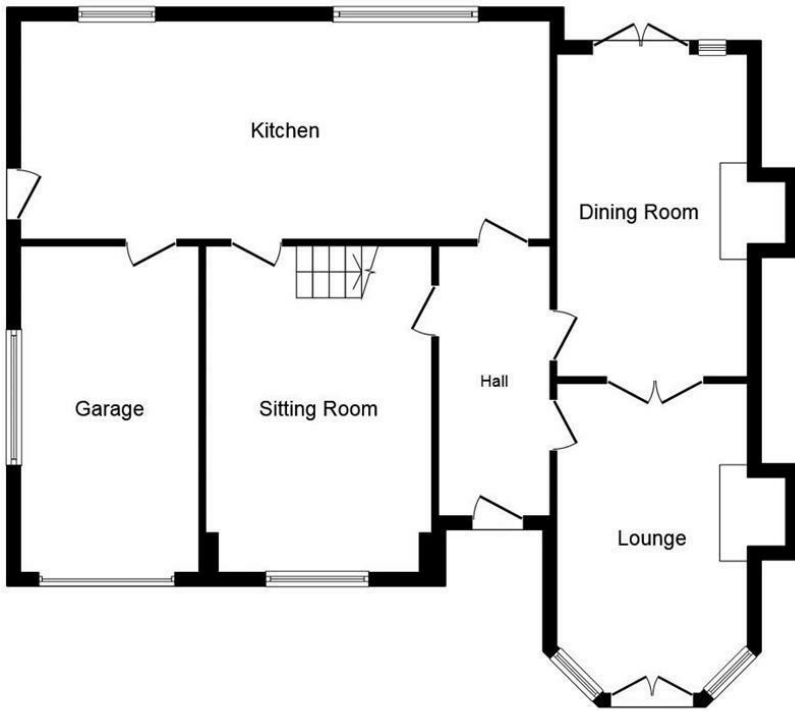
To the front of the property is a mature lawned garden with well established planted borders. There is a driveway providing off road parking and in turn leading to an integral single garage with metal up and over door, power and light supply. The rear garden is enclosed and has a lovely patio area with a sunny aspect, lawn and established planted borders. The boundaries are defined by timber fencing.

## Garage

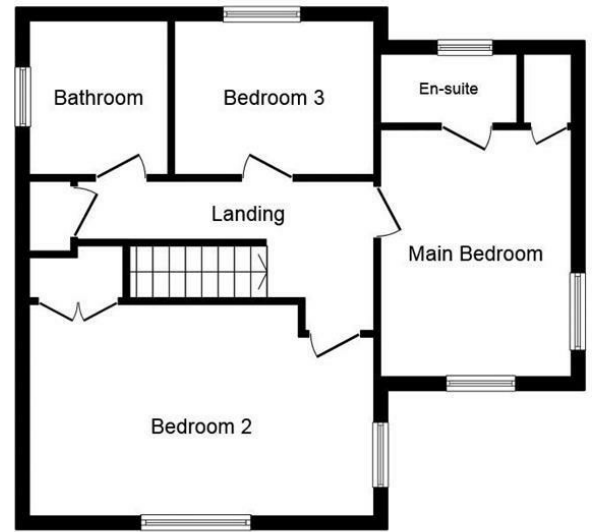
16'11" x 8'6" (5.16 x 2.59)

Having up and over door, power points and light, worktop surface with space and plumbing for washing machine, dishwasher and space for tumble dryer.





**Ground Floor**



**First Floor**

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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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