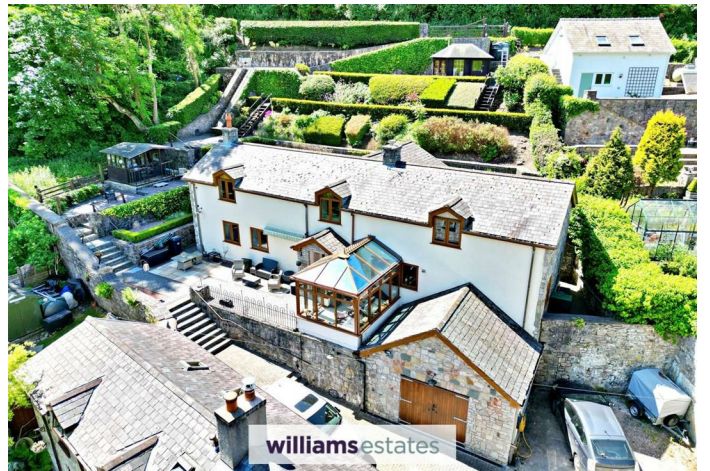
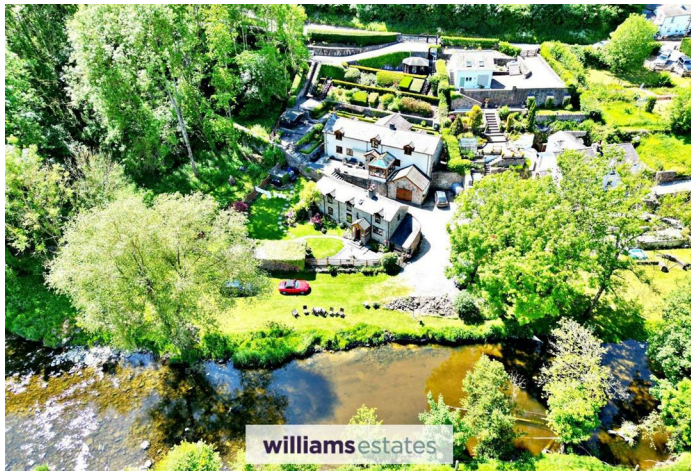


# williams estates



**Ty Pellaf Bont Newydd, St. Asaph,  
Conwy, LL17 0HH**

**£395,000**

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**EPC - D67**

**Council Tax Band - G**

**Tenure - Freehold**

# SUMMARY

Video Tour Available... A well presented property situated in an elevated position which boasts fabulous countryside views, overlooking the river Elwy. The property has excellent access to the A55 expressway to Chester and the motorway network beyond, whilst being within 7 miles of the North Wales coast. Viewing highly recommended. **\*\*NO CHAIN\*\*** EPC Rating D67.



## Description

Ty Pellaf, situated in a sought after Hamlet on the outer confines of the city of St. Asaph. Being in an elevated position, offering stunning views overlooking the River Elwy.

The property comprises of entrance hall, spacious living room with feature fireplace, study/ third bedroom, dining room providing access into the conservatory, cloakroom and kitchen.

To the first floor, two spacious bedrooms with stunning views, family bathroom and master bedroom having an en-suite and dressing room.

To the outside, a front patio area with views of the River Elwy and a sunny aspect, well maintained tiered garden with summer house and patio area, access to the garage and two driveways providing ample off road parking.

\*\* Furniture included\*\*

## Accommodation

Covered porch with slate tiles leads to a double glazed hardwood door, leading into:

### Reception Hall

Having slate tiled flooring, radiator, power points, storage cupboard, stairs and further accommodation off.

### Living Room

18'2" x 14'1" (5.54 x 4.29)

Having continued slate flooring, radiator, power points, feature fireplace on a slate hearth with log burner and stone walls surrounding, dual aspect double glazed windows to the front with deep sills, further double glazed window to the rear and side.

### Study/ Bedroom Three

16'10" x 7'4" (5.13 x 2.24)

Continued slate tiled flooring, radiator, power points, double glazed window to the front and side.

### Dining Room/ Kitchen

16'9" x 15'2" (5.11 x 4.62)

Having radiator, power points, Belfast sink, void for cooker with tiled splash back, space for tall standing fridge freezer, void for 'Aga' cooker, continued tiled flooring, double glazed window to the front and rear. French patio doors leads into the conservatory with windows adjacent.

### Conservatory

11'2" x 8'3" (3.40 x 2.51)

Being uPVC constructed, tiled flooring, power points and French doors lead out to the front patio/ balcony area.





#### Rear Hallway

With radiator, slate tiled flooring, part tiled walls and double glazed stable door leads to the rear patio.

#### Kitchen

10'0" x 7'5" (3.05 x 2.26)

Offering a range of wall drawer and base units with work surfaces over, stainless steel sink with bowl and half drainer, integrated dishwasher, fridge and freezer, plumbing for washing, tiled to half, slate tiled flooring, power points and double glazed window to the side.

#### Cloakroom

5'11" x 3'11" (1.80 x 1.19)

Having low flush W.C, wall mounted vanity unit with basin, part tiled walls, tiled flooring, radiator and double glazed window to the side.

#### Landing

A bright and spacious landing with power points, double glazed window to the front with deep sill overlooking the River Elwy and further accommodation off.

#### Master bedroom

16'7" x 14'0" (5.05 x 4.27)

Having radiator, power points double glazed window to the front and rear.

#### En-suite

9'5" x 8'3" (2.87 x 2.51)

Offering a white suite with storage cupboard, panel bath with shower over, radiator, heated towel rail, low flush W.C, pedestal wash basin, slate tiled flooring and double glazed window to the rear.

#### Dressing Room

7'11" x 6'11" (2.41 x 2.11)

With power points and ample storage space

#### Bedroom Two

18'2" x 16'0" (5.54 x 4.88 (5.53 x 4.87))

Having a radiator, power points, double glazed window to the front and rear.

#### Family Bathroom

14'1" x 7'4" (4.29 x 2.24)

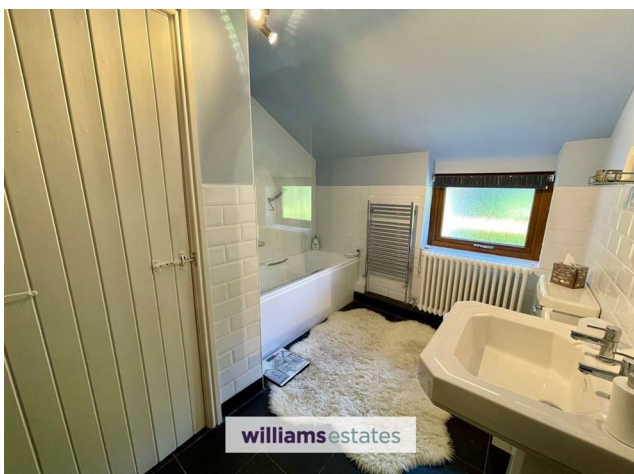
Offering a white suite with low flush W.C, wall mounted vanity unit with basin, double shower enclosure with glass screen, radiator, heated towel rail, tiled flooring, partial tiled walls and window to the rear.

#### Garage

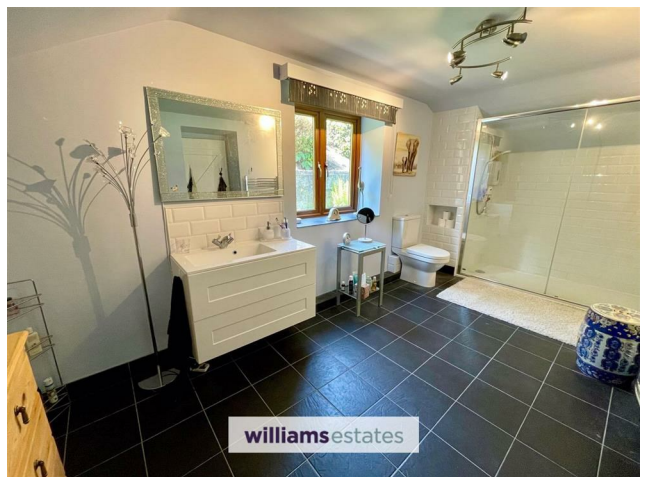
16'9" x 16'0" (5.11 x 4.88 (5.10 x 4.87))

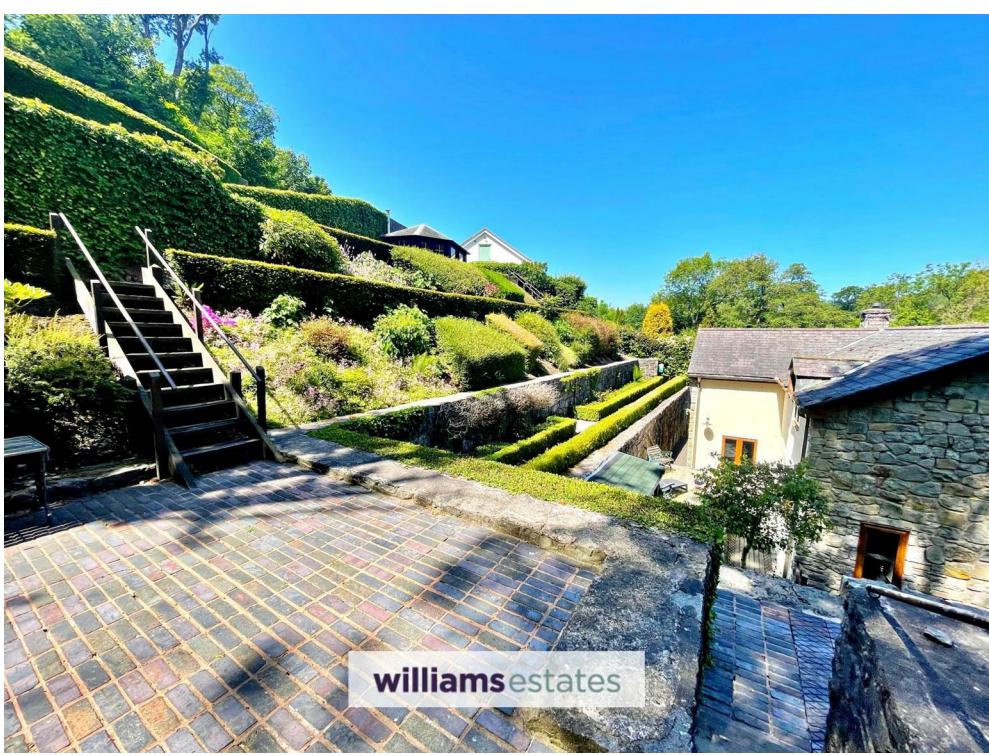
#### Outside

The property is accessed via a elevated driveway



to the rear with timber gates and a further driveway which is approached via the river bridge providing access to the front of the property and having ample off street parking. To the front of the property is a spacious patio area offering views of the river elwy and a timber shed. The rear garden is a stunning tiered garden with a variety of shrubs, flowers, hedges, patio area, and is mainly paved. To the top of the elevated garden is mainly paved with slate chippings and a summer house with views and the driveway.







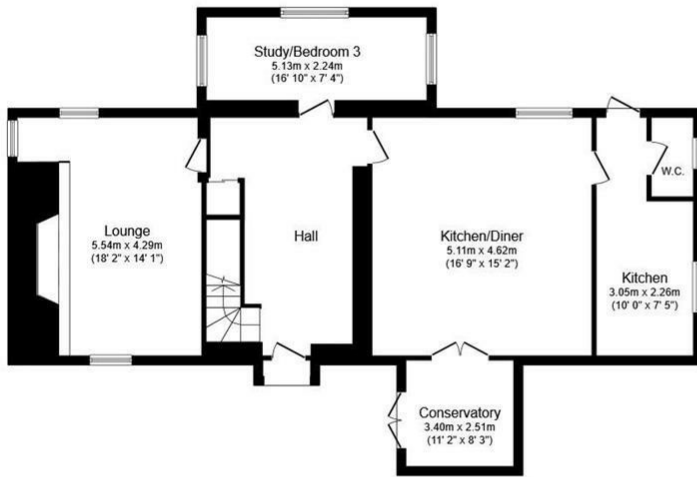
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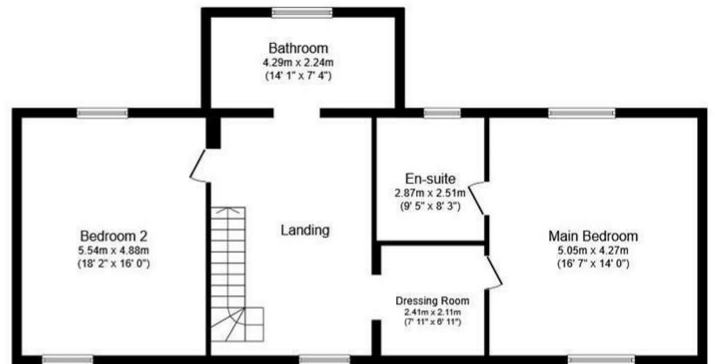
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**Ground Floor**



**First Floor**

Total floor area 202.8 sq.m. (2,183 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>79</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</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		

Call us on  
 01745 817417  
[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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.