



**Oriel Fields Upper Denbigh Road, St.  
Asaph, Denbighshire, LL17 0LW**

**£650,000**

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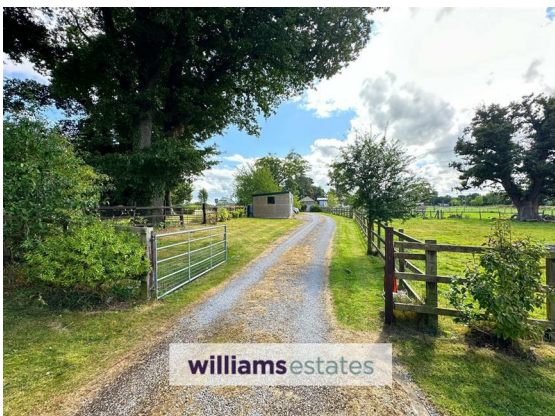
**EPC - C74    Council Tax Band - F    Tenure - Freehold**



# Upper Denbigh Road, St. Asaph

## 3 Bedrooms - House - Detached

Video Tour Available ..... A fabulous detached family house in an unspoilt and beautiful setting in 3.8 acres of land with paddock and woodland. Set in a convenient location the property comprises of three bedrooms, modern kitchen and three reception rooms. Further benefits include garage, carport, sunroom, workshop, raised bed and 8ft x 6ft greenhouse. EPC Rating C74



### Description

The City of St. Asaph offers most of the necessary retail and recreational facilities including both primary and secondary education systems. Access to the A55 Expressway can be gained in both an easterly and westerly direction at Junction 27. Situated just off the Upper Denbigh Road (St. Asaph to Trefnant Road A525).

### Accommodation

uPVC double glazed front door and glazed panel to each side, leads into:

### Reception Hall

11'6" x 11'2" (3.51 x 3.40)

A spacious reception hall with radiators, power points, storage cupboard, electric meter cupboard and stairs off.

### Cloakroom

Having low flush W.C, wash basin in Vanity unit, shower enclosure, extractor fan and double glazed window to the front.

### Living Room

18'4" x 11'10" (5.59 x 3.61)

Offering a coved ceiling, feature fireplace with gas fire on a raised hearth and oak surround, radiators and uPVC double glazed windows to the front and rear overlooking magnificent views. Archway leads to:

### Dining Room

11'2" x 8'10" (3.40 x 2.69)

Having coved ceiling, radiator, power points, uPVC double glazed window to the side and further uPVC double doors with matching windows to each side opens into the rear garden.

### Kitchen

10'11" x 9'1" (3.33 x 2.77)

Offering a range of wall, drawer and base units with work surfaces over, one and half bowl stainless steel sink with mixer tap, five ring gas hob with extractor hood above, integrated double oven, void for dishwasher, tiled splash back, tiled flooring, power points, uPVC double glazed window to the side, glazed stable door leads into:

### Utility room

12'2" x 11'2" (3.71 x 3.40)

Having continued wall, drawer and base units with work surfaces over, plumbing for washing machine, space for tall standing fridge freezer, radiator, power points, 'Vaillant' gas central heating boiler, vaulted ceiling with double glazed Velux window and double glazed door leads to the side elevation.

Integral door leads into the garage.



### Sitting Room

12'4" x 11'11" (3.76 x 3.63)

Having coved ceiling, radiator, power points, uPVC double glazed window to the side and rear.

Archway leads to:

### Library

5'7" x 6'7" (1.70 x 2.01)

Area with book/ music shelving, radiator and uPVC double glazed window to the front.

### Study/ Ground Floor Bedroom

11'5" x 8'5" (3.48 x 2.57)

Comprising of radiator, power points, built in wardrobes with sliding doors and uPVC double glazed window to the rear.

### Landing

11'6" x 7'10" (3.51 x 2.39)

With feature window seat with storage beneath, radiator, power points, airing and storage cupboard with shelving and radiator and uPVC double glazed picture window with stunning views beyond.

### Bedroom One

17'9" x 11'10" (5.41 x 3.61)

Having built in wardrobes with sliding doors, radiator, power points and uPVC double glazed windows to the front and rear.

### Dressing Room

12'6" x 11'2" (3.81 x 3.40)

Offering storage to the eaves, radiator, wash basin, further built in storage with sliding doors and uPVC double glazed window to the side elevation.

### Bedroom Two

15'7" x 11'10" (4.75 x 3.61)

Having radiator, power points, wash hand basin and uPVC double glazed window to the side.

### Shower Room

With shower enclosure, low flush W.C, wash basin, chrome heated towel rail, half tiled walls and uPVC double glazed window.

### Workshop

16'9" x 11'6" (5.11 x 3.51)

Having solar power, lighting, double doors, double glazed window and solar LED lighting.

### Summer House

11'6" x 7'8" (3.51 x 2.34)

With solar power, lighting, double glazed window and double doors to the front.

### Garage

19'8" x 9'2" (5.99 x 2.79 (6 x 2.8))

With an up and over door, power, lighting, space for drier and freezer and window to the rear.

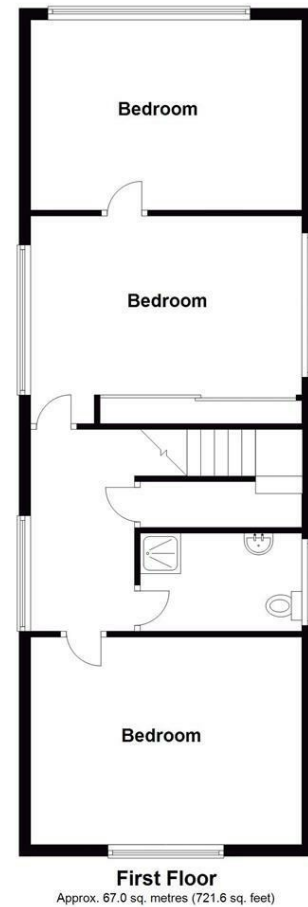
### Outside

Feature brick built pillars open to a good size block paved driveway for ample off road parking. Large carport, work shop, summer house and fruit trees.

Gates open into the front paddock with mature trees, composting area bounded by fencing and hedging. Chicken coup and storage shed, pot shed, raised bed and greenhouse 8x6.


Large front garden with mixed borders which continues along the side and rear which is mainly laid to lawn with a well stocked selection of attractive shrubs, and cherry trees and rose hedging borders and magnificent mature oak tree, bounded by fencing.





Total area: approx. 178.4 sq. metres (1919.9 sq. feet)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

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		
	74	83
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.

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