



**103 Bishops Walk, St. Asaph, LL17 0SZ**

**£265,000**

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**EPC - C69**

**Council Tax Band - D**

**Tenure - Freehold**

# Bishops Walk, St. Asaph

## 2 Bedrooms - Bungalow - Detached

Available with No Onward Chain is this incredibly spacious two bedroom detached bungalow situated within the much sought after location of Bishops Walk, St Asaph. Internally, the property offers a large living room, kitchen/diner, conservatory, utility room, two double bedrooms and a shower room. To the outside, the property offers off street parking and a lawned area to the front, with a sectioned garden to the rear with patio areas and a raised lawned area. This is not a property to be missed!! EPC TBC.



### 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.

### Entrance Hall

Accessed via a uPVC double glazed front door and having lighting, power points, radiator, loft access hatch and doors into further accommodation.

### Living Room

16'3" x 11'7" (4.97 x 3.55)

Having lighting, power points, radiator, T.V aerial point, cupboard housing the electrical consumer unit, feature electric fire with hearth and surround and two uPVC double glazed windows to the front.

### Shower Room

8'7" x 5'10" (2.64 x 1.78)

Having a walk in shower enclosure, low flush WC, pedestal hand wash basin, radiator, tiled walls and floor, extractor fan, lighting and a uPVC double glazed obscure window.

### Kitchen/Diner

18'2" x 8'9" (5.54 x 2.67)

Having wall drawer and base units with worktops over, a single drainer sink with mixer tap over, integral cooker, hob with extractor hood above, fridge, freezer and dishwasher, tiled splashbacks, space for dining, lighting power points, radiator, a uPVC double glazed window, uPVC double glazed patio doors into the conservatory and a uPVC double glazed door into the ;



### Utility Room

8'3" x 4'5" (2.53 x 1.37)

Having a void and plumbing for washing machine, void for tumble dryer, airing cupboard, wall mounted central heating boiler, lighting, power points, door providing access to outside and a uPVC double glazed window to the garden.

### Conservatory

9'11" x 9'2" (3.03 x 2.81)

Being bricked to half level and having uPVC double glazing surrounding, with lighting, power points, radiator and a door providing access to the garden.



### Bedroom Two

10'1" x 9'11" (3.08 x 3.03)

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

### Bedroom One

13'3" x 8'11" (4.04 x 2.72)

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

### Outside

The property is approached via a concrete laid driveway providing parking for multiple vehicles, with a lawned area adjacent.



To the rear the property is split into separate areas comprising a paved patio area, ideal for alfresco dining with a paved path leading to the rear with a raised lawned area. Entirely bound by timber fencing for privacy.

### Garage

With power, lighting and electric door.

### Directions

Proceed from our Denbigh office onto Vale street. Proceed to the traffic lights turn left onto Rhyl road. Continue along over the mini roundabout passing the petrol station on your left. At the roundabout take the 2nd exit off signposted St Asaph. Continue through the village Trefnant passing the Tweedmill. Continue along and then take the turning left into Bishops Walk, then at the junction turn right and the property can be found on your right hand side by way of our For Sale Board.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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	

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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.