



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

£315,000

 4  2  4  D

EPC - D63

Council Tax Band - E Tenure - Freehold

SUMMARY

Video Tour Available... Offered for sale a four bedroomed detached dormer property, located in the popular City of St. Asaph. Comprising of four reception rooms, kitchen with utility off and downstairs bathroom. To the first floor, modern shower room and four bedrooms. To the outside, a good size driveway offering ample off road parking and access to the garage, gardens to the front and rear offering a sunny private aspect. Viewing highly recommended. EPC Rating D63.



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

uPVC door leads into:

Entrance Porch

With hardwood glazed door into:

Hallway

With wood flooring, radiator and power points.

Kitchen/Breakfast Room

20'4" x 11'5" (6.2 x 3.5)

A modern kitchen fitted with a range of modern wall, drawer and base units with work surfaces over and matching breakfast island, one and a half stainless steel sink with drainer, electric hob with extractor hood over, electric oven, inset spotlighting, integrated coffee maker with steam function, cupboard housing the central heating boiler, uPVC window to the front elevation and door leading to the:

Utility Room

8'0" x 4'7" (2.45 x 1.41)

With wall and base units with work surfaces over, plumbing for washing machine and drier, void for fridge and uPVC door leading to the rear garden

Dining Room

9'3" x 8'0" (2.82 x 2.45)

With radiator, power points and uPVC window to the side elevation.

Lounge

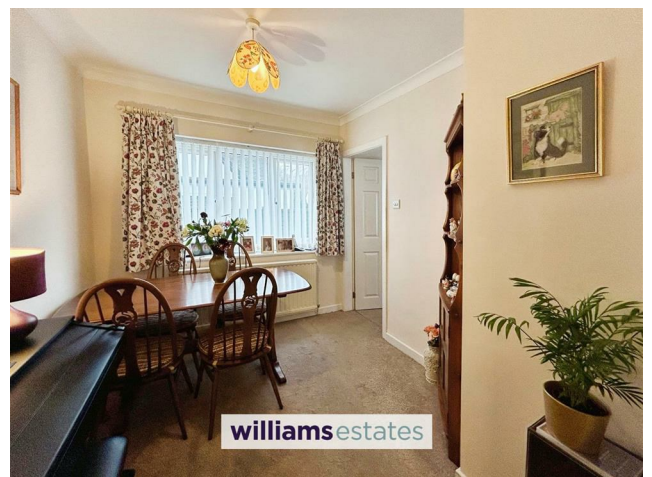
17'0" x 9'10" (5.19 x 3.01)

With feature fireplace with inset electric fire, dual aspect radiator, power points and uPVC window to the front elevation

Ground Floor Bedroom

11'10" x 9'10" (3.63 x 3.02)

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





Ground Floor Bathroom

11'1" x 3'7" (3.40 x 1.11)

In white a four piece suite comprising, double shower, bath, low flush w.c, wash basin, chrome radiator, fully tiled walls, tiled floor, inset spotlighting and obscure uPVC window to the rear elevation.

Study

12'7" x 10'0" (3.84 x 3.05)

With radiator, wood flooring, uPVC sliding patio doors into the conservatory and stairs off to first floor accommodation.

Conservatory

9'6" x 8'8" (2.92 x 2.66)

uPVC construction, wood flooring and uPVC door leading to the rear garden

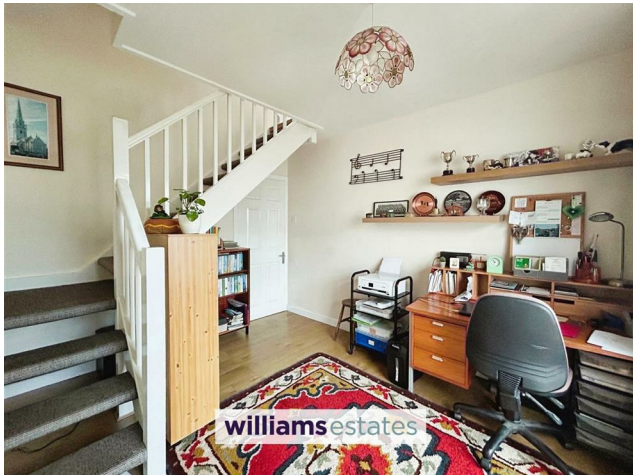
First Floor Landing

Stairs from the hallway lead up to the first floor landing having storage cupboard with heater, velux window, power points and doors off.

Bedroom Two

11'10" x 9'10" (3.63 x 3.02)

With uPVC window to the side elevation, velux window to the rear elevation, radiator and ample eaves storage.



Bedroom Three

15'1" x 9'0" (4.61 x 2.76)

With uPVC window to the front elevation, velux window to the side elevation, radiator and ample eaves storage.

Bedroom Four

8'4" x 4'7" (2.56 x 1.4)

With uPVC window to the rear elevation, radiator and ample eaves storage.



Shower Room

6'10" x 2'11" (2.1 x 0.9)

In white comprising, low flush w.c, wash basin in vanity unit, shower cubicle, fully tiled walls and obscure uPVC window to the front elevation.

Garage

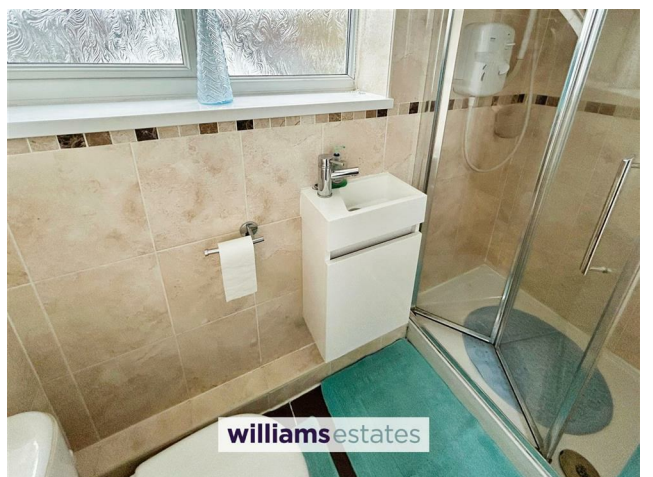
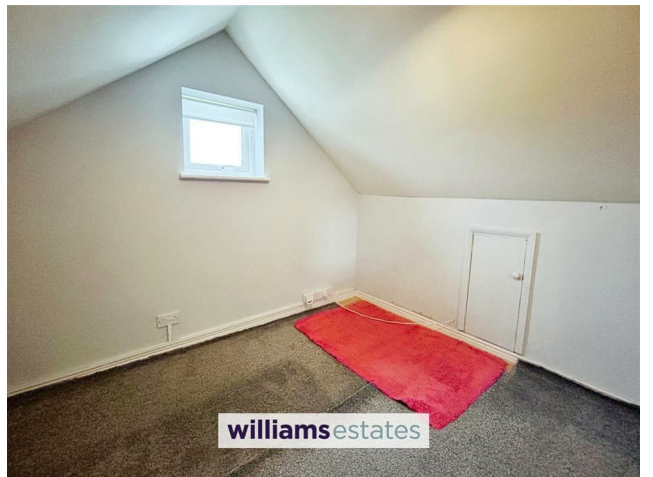
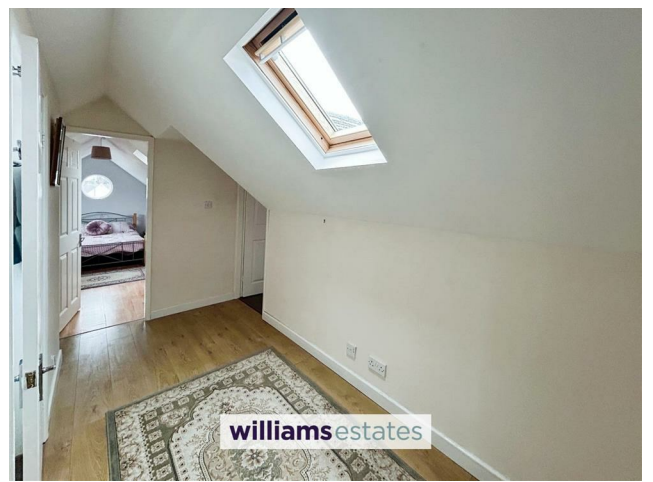
With up and over door, power and lighting.

Outside

The front of the property is approached by a good size driveway which offers ample parking and leads to the garage.

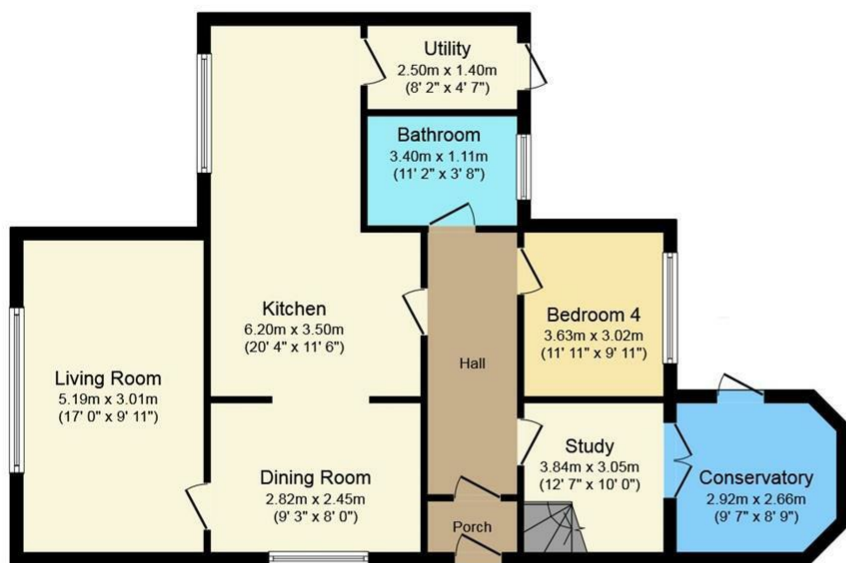
To the rear the property offers a lawned garden area with brick paved areas ideal for alfresco dining. Entirely bound by fencing for privacy.



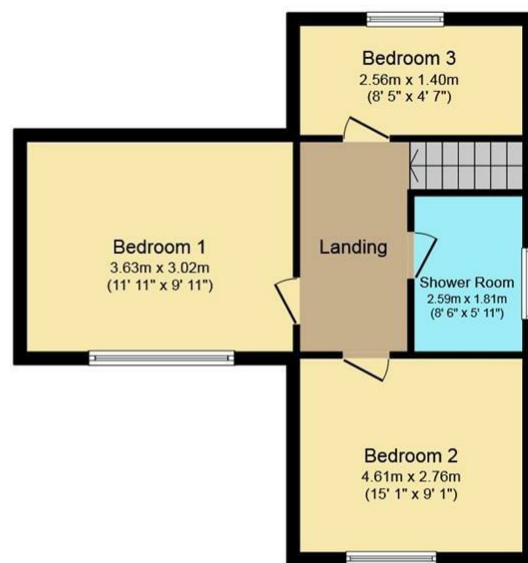








Ground Floor



First Floor

Total floor area 128.9 m² (1,387 sq.ft.) approx

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417
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.