



3 Caradoc Terrace, St. Asaph, Denbighshire, LL17 0NF

£105,000

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EPC - D68 Council Tax Band - B Tenure - Freehold

Caradoc Terrace, St. Asaph

2 Bedrooms - House - Terraced

Video Tour Available... Offered with no Chain, a well presented traditional two bedroom terrace located in a sought after position of St Asaph and within close proximity to the A55. The accommodation briefly comprises of living room, dining room, modern fitted kitchen, family bathroom and two double bedrooms. The property benefits from gas fired central heating and double glazing. EPC Rating D68.



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

Having uPVC door into:

Lounge

14'9" x 12'0" (4.50 x 3.66 (4.49 x 3.65))

Having feature fireplace with inset multi fuel burner, radiator, uPVC window to the front elevation and stairs off to first floor.

Dining Room

11'8" x 9'4" (3.56 x 2.84)

Having feature fireplace, radiator and uPVC door to the rear.

Kitchen

9'0" x 7'0" (2.74 x 2.13)

Having a range of wall, drawer and base units with surfaces over, built in electric oven, electric hob, void for fridge and plumbing for washing machine. Gas central heating boiler and uPVC window to the side elevation.

Bathroom

7'9" x 5'8" (2.36 x 1.73)

A three piece suite in white comprising low flush w.c, panelled bath with shower over, wash basin, half tiled walls and obscure uPVC window to the side elevation.

Landing



Bedroom One

12'1" x 11'7" (3.68 x 3.53)

Having uPVC window to the front elevation, radiator and overhead storage cupboard

Bedroom Two

12'0" x 5'8" (3.66 x 1.73)


Having uPVC window to the front elevation, radiator and feature fireplace.

Outside

The property is approached via a front patio area.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.