



St. Asaph Denbighshire, LL17 0LW

£215,995



EPC - null

**Council Tax Band - New Build
- Freehold**

Tenure

3 Bedrooms - House - Mews

Selling on behalf of Castle Green - The Highfield a new build property. Being situated on the Maes Yr Haul development in the sought after location of Upper St. Asaph, surrounded by the scenic North Wales countryside, enjoying spectacular views of the Vale of Clwyd. Having easy access to the A55 expressway and within close proximity of all local schools and amenities. Be sure to speak to our team today and secure your dream home at Maes Yr Haul. ****Help To Buy Wales available****



ABOUT THE HIGHFIELD

These delightful homes are ideal for first time buyers or downsizers, a light and airy lounge leads through to an open plan kitchen & dining room with French doors opening out onto the garden at the rear, truly bringing the outside in. Spacious bedrooms are located on the first floor alongside a sleek family bathroom with high quality sanitary ware from a renowned European designer.

ABOUT THE DEVELOPMENT

Nestled between the beautiful banks of the River Elwy and River Clwyd, surrounded by scenic North Wales countryside and a stone's throw from the historic cathedral city of St Asaph, you will find the beautiful new homes of Maes Yr Haul. Surrounded by spectacular views of the Vale of Clwyd, St Asaph is only a short drive from the busy coastal towns of Rhyl, Prestatyn, Abergele, Colwyn Bay, Llandudno and the vibrant city of Chester is only forty minutes away by car.



St Asaph

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.



Ground Floor

Kitchen/Diner

15'0" x 10'11" (4.57 x 3.33)

Lounge

15'7" x 11'1" (4.75 x 3.38)

Cloakroom

5'2" x 3'7" (1.57 x 1.09)

First Floor

Bedroom One

14'11" x 8'2" (4.55 x 2.49)

Bedroom Two

11'7" x 8'2" (3.53 x 2.49)

Bedroom Three

9'5" x 6'7" (2.87 x 2.01)

Bathroom

6'7" x 6'2" (2.01 x 1.88)

Notes

Please note all photos are Computer Generated Images from Castle Green.



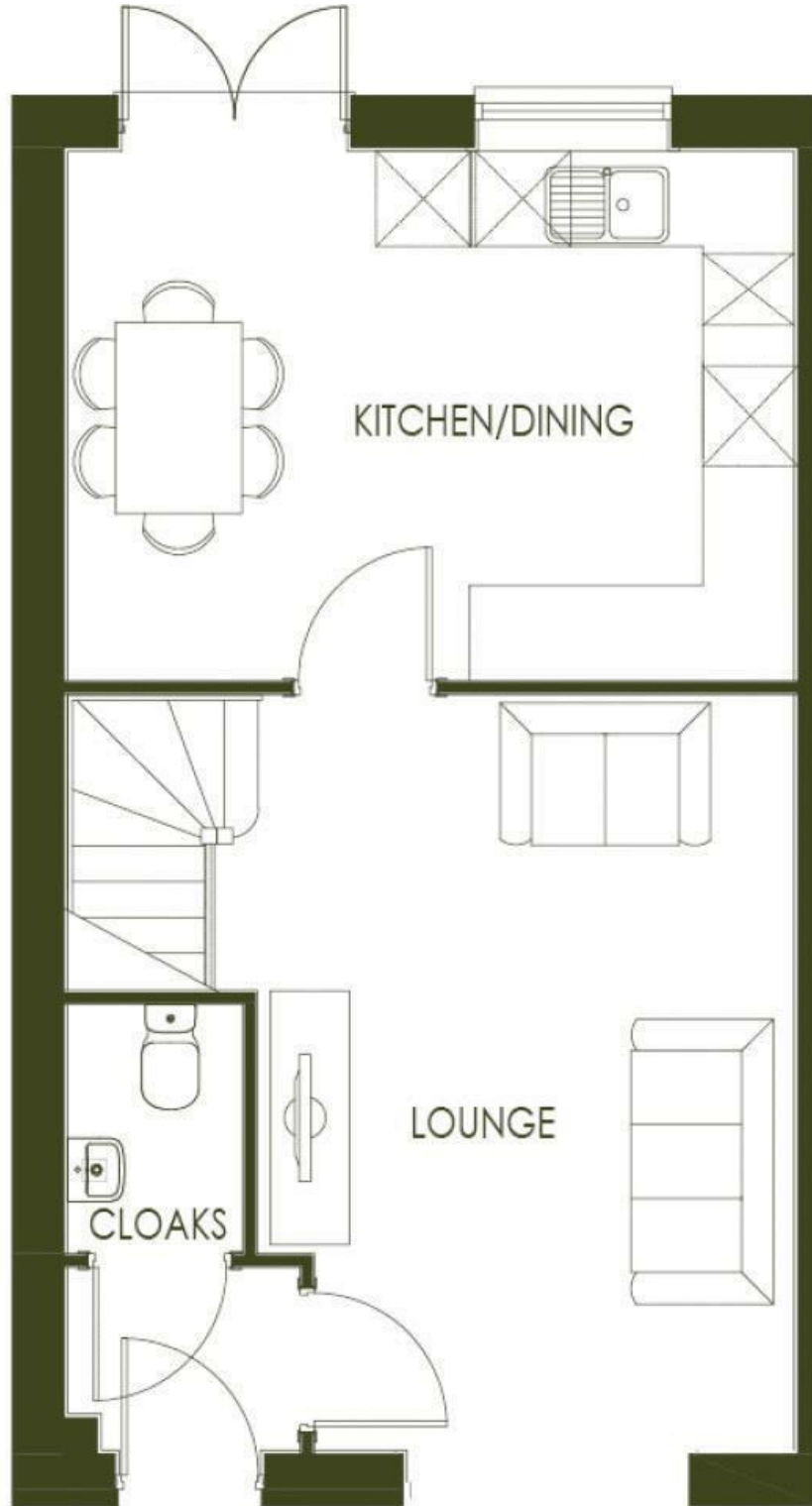
Maes Yr Haul
Phase 2
Development Plan

House Types	
	The Ardian
	The Galley
	The Highfield
	The Macker
	The Stratford
	The Henley
	The Cheltenham
	The Alderton
	The Westwornth
	The Heathington
	The Wilshire

Variations	
	Resident Variant
	Attractable Housing



Please note the images are intended for illustrative purposes only, and no information contained within this document will form any part of a contract.



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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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