



## **The Ashton Maes Yr Haul Development, St Asaph, Denbighshire, LL17 0LW**

**£216,995**



**EPC - TBC Council Tax Band - New Build Tenure - Freehold**

# Maes Yr Haul Development St Asaph

## 2 Bedrooms - House - Semi-Detached

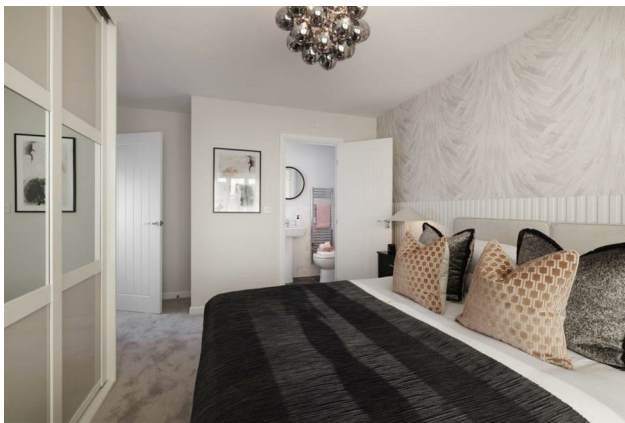
IDEAL FOR FIRST TIME BUYERS!

Selling on behalf of Castle Green - The Ashton 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 ASHTON

The Ashton at Maes Yr Haul, St Asaph is a perfect new build home for first time buyers or those looking to downsize. Upon entering you'll be greeted with a porch area with access to a neat cloakroom before opening out onto a bright and airy lounge. Leading on from the lounge you will find a generous kitchen, dining area with French doors opening out onto the garden. A large primary bedroom welcomes you upstairs, with its well-appointed en-suite bathroom. Bedroom two is perfect for guests or young children offering space for a double bed. A family bathroom and store cupboard complete the upstairs to this lovely two-bedroom, new build home in St Asaph.



### 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.

### 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

5'1" x 3'7" (1.55 x 1.09)

### First Floor

#### Bedroom One

15'0" x 10'8" (4.57 x 3.25)

#### En-suite

7'10" x 3'10" (2.39 x 1.17)



## Bedroom Two

11'8" x 7'10" (3.56 x 2.39)

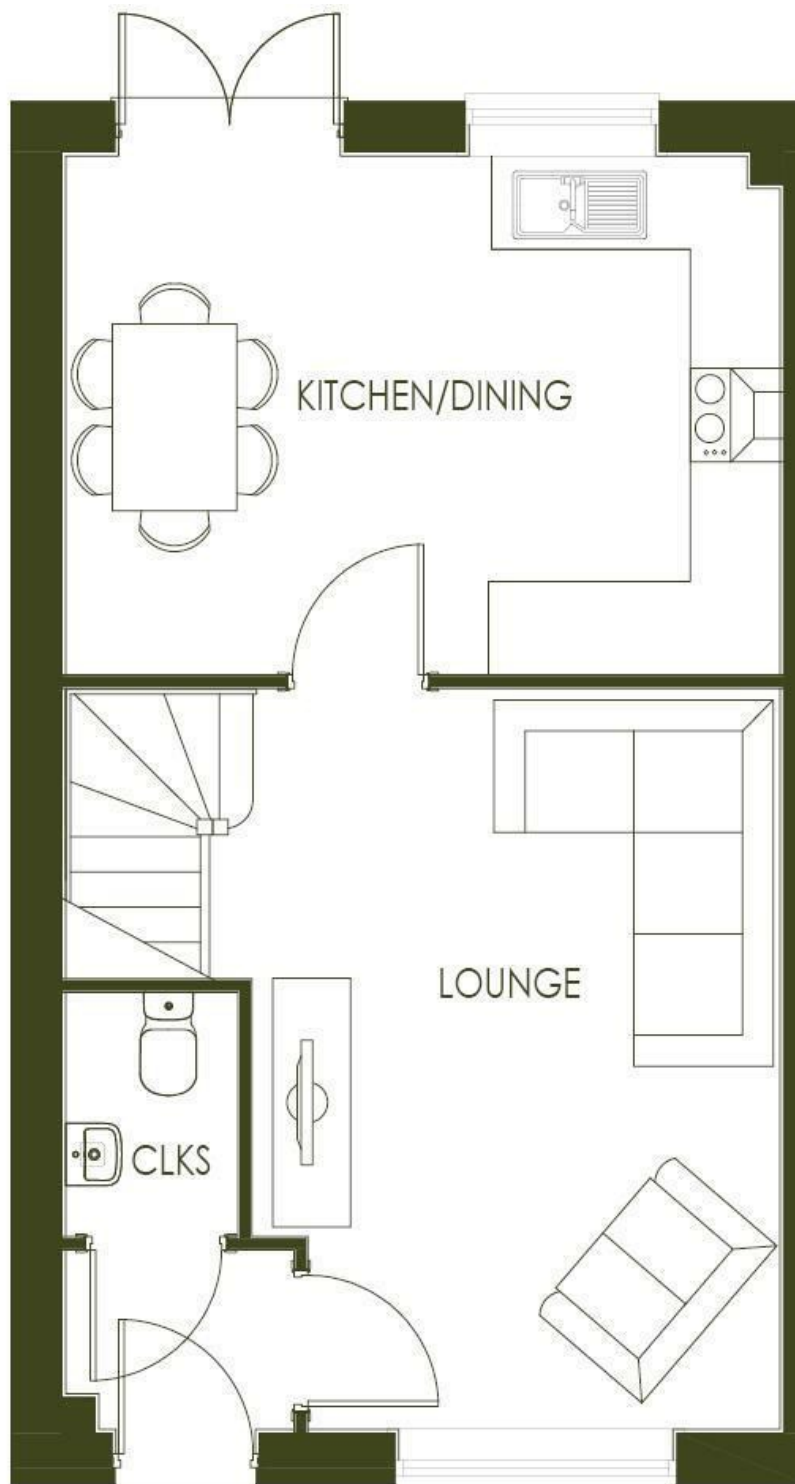
## Bathroom

6'10" x 6'2" (2.08 x 1.88)


## Notes

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





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<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.