



**St. Asaph Denbighshire, LL17 0LW**

**£195,995**



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

# 2 Bedrooms - House - Semi-Detached

Selling on behalf of Castle Green -The Oakley 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 OAKLEY

This lovely two-bedroomed home is ideal for first-time buyers or downsizers. Two spacious bedrooms are located on the first floor alongside a sleek family bathroom with high-quality sanitary ware. An open-plan layout across the ground floor creates a sense of space, while French doors open out onto the garden at the rear, bringing the outside in.

## ABOUT THE DEVELOPMENT

Maes Yr Haul is a spectacular development offering a mix of 2, 3 & 4-bedroom homes 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. Bursting with historical significance, St Asaph dates to AD560 and is home to the impressive St Asaph Cathedral – reputed to be the smallest ancient Cathedral in Britain. Surrounded by spectacular views of the Vale of Clwyd, St Asaph is only a short drive from the busy coastal towns of Rhyl, Prestatyn, Abergelle, Colwyn Bay, Llandudno and the vibrant city of Chester is only forty minutes away by car.



## Ground Floor

### Lounge

15'11" x 8'11" (4.85 x 2.72)

### Kitchen/Diner

12'11" x 10'8" (3.94 x 3.25 (3.93 x 3.24))

### Cloakroom

4'9" x 3'8" (1.45 x 1.12)

## First Floor

### Bedroom One

12'11" x 10'11" (3.94 x 3.33 (3.93 x 3.34))

### Bedroom Two

12'11" x 8'9" (3.94 x 2.67 (3.93 x 2.66))

### Bathroom

6'6" x 6'2" (1.98 x 1.88 (1.99 x 1.89))

## Notes





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



