



## **The Alderton Maes Yr Haul, St. Asaph, Denbighshire, LL17 0LW**

**£377,995**



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

# Maes Yr Haul, St. Asaph

## 4 Bedrooms - House - Detached

\*\*\*80% of the properties are reserved, 19 remaining Plots\*\*\* Williams Estates are proud to advertise For Sale, on behalf of Castle Green Homes, - The Alderton 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.



### About The Alderton

The Alderton fuses elegant design with contemporary features to create a comfortable home of distinction. The welcoming hallway leads to the spacious living area, while the open-plan kitchen, dining and family area forms the beating heart of this beautiful house. The en suite primary bedroom is one of four first-floor bedrooms offering plenty of space. Finally, the cloakroom, utility area and an integrated garage are desirable features fit for modern family life.

### 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, Abergelge, Colwyn Bay, Llandudno and the vibrant city of Chester is only forty minutes away by car.



### Ground Floor

#### Kitchen

10'11" x 10'8" (3.33 x 3.25)

#### Family / Dining

16'10" x 11'11" (5.13 x 3.63)

#### Lounge

16'1" x 11'9" (4.90 x 3.58 (4.91 x 3.57))

#### Cloaks

5'9" x 3'10" (1.75 x 1.17)

#### Utility

7'7" x 5'9" (2.31 x 1.75)

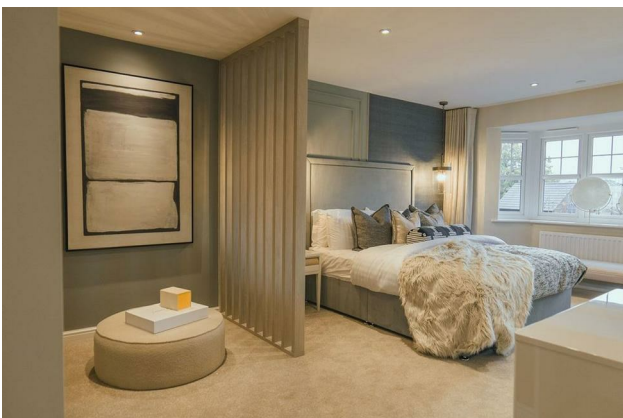
#### Garage

18'1" x 8'6" (5.51 x 2.59 (5.50 x 2.60))

### First Floor

#### Bedroom One

21'1" x 11'9" (6.43 x 3.58 (6.42 x 3.57))



En-suite One

6'6" x 9'0" (1.98 x 2.74 (1.99 x 2.75))

Bedroom Two

15'6" x 8'10" (4.72 x 2.69 (4.73 x 2.68))

Bedroom Three

12'1" x 10'3" (3.68 x 3.12)

Bedroom Four

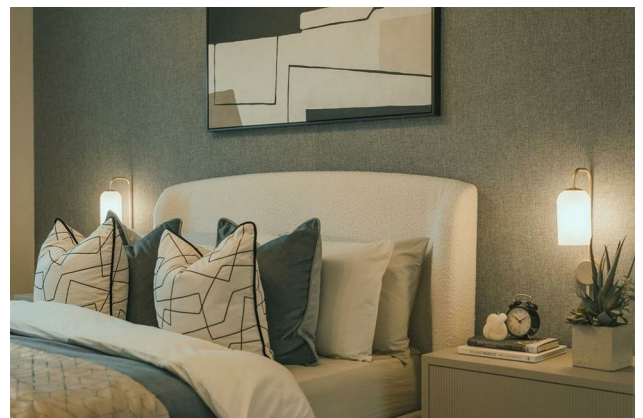
10'8" x 10'1" (3.25 x 3.07)

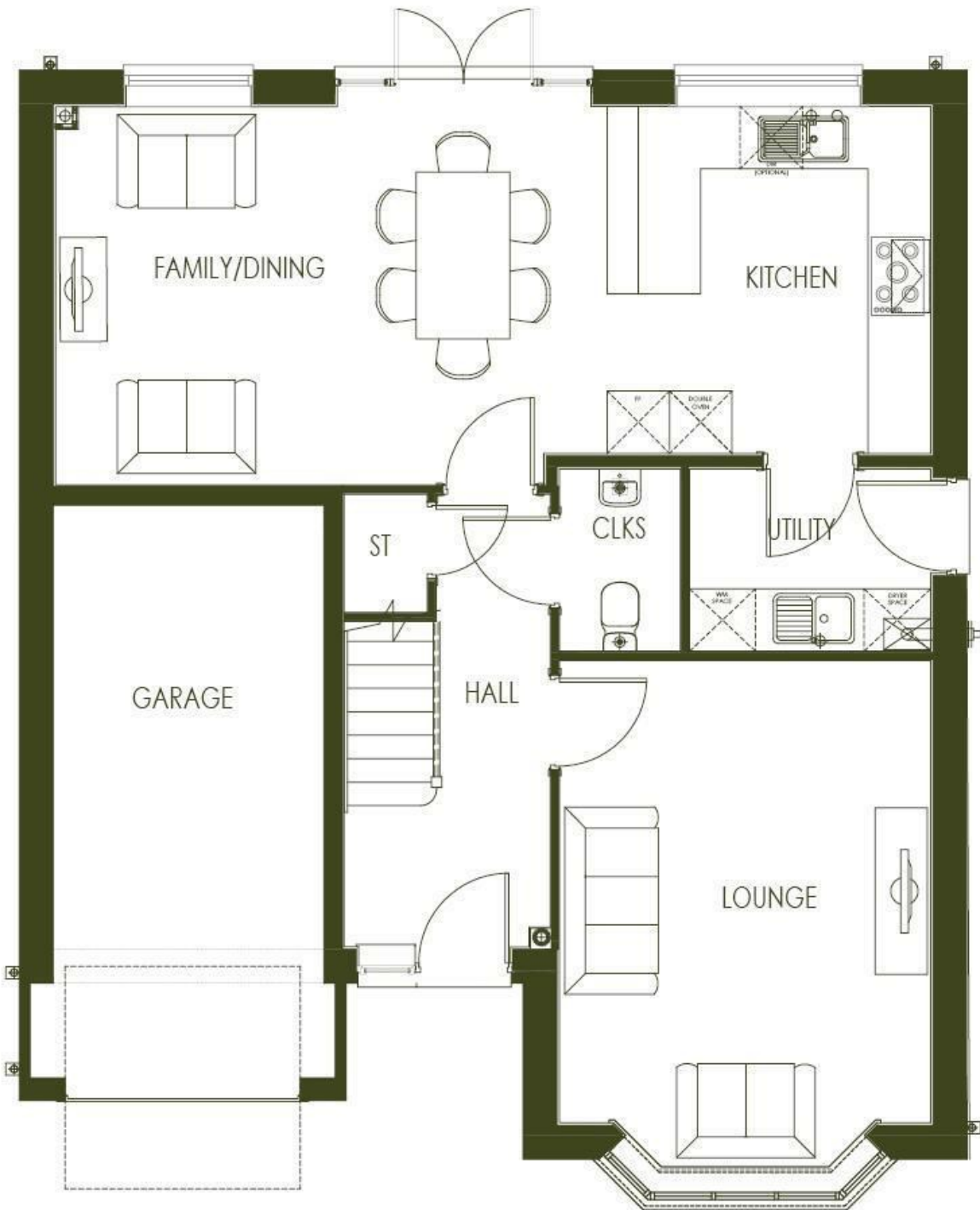
Bathroom

8'8" x 6'8" (2.64 x 2.03 (2.63 x 2.04))


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.