



## Edge Heed Waen, St Asaph, Denbighshire, LL17 0AN

**£595,000**



**EPC - TBC**

**Council Tax Band - F**

**Tenure - Freehold**



# , St Asaph

## 4 Bedrooms - House - Detached

Video Tour Available... An immaculately presented detached house, located a short distance from the A55 expressway. The four bedroomed house was formally a pair of cottages and has been made into one family home. Comprising entrance porch, two reception rooms, modern fitted kitchen with utility and cloakroom. To the first floor, family bathroom and second shower room, four good size bedrooms with panoramic views of the countryside. Standing in approximately 1 acre of flat land, including a spacious driveway for ample parking, double garage, larger than average outbuilding for ample storage. Viewing is highly recommended. EPC Rating TBC.



### Description

Occupying a particularly private and enviable position in the hamlet of Waen on the outskirts of St. Asaph and boasts a picturesque setting whilst benefiting from excellent transport links with the A55 Expressway just a short distance away. The proximity of the A55 makes for easy commuting to the coast and the Snowdonia national park, Chester is about 25 miles and facilities are well provided for in the neighbouring areas of St Asaph and Prestatyn.

### Accommodation

uPVC double glazed door with glass panel leads into:

### Entrance Porch

8'2" x 5'10" (2.49m x 1.78m)

With double glazed window to the side elevation and door into:

### Kitchen

22'6" x 7'8" (6.86m x 2.34m)

Offering a range of modern wall, drawer and base units with work surfaces over, ceramic sunken sink with mixer tap, integrated dishwasher, Range cooker with extractor hood above, space for tall standing fridge freezer, partly tiled walls, tiled flooring, inset spotlighting, radiator, power points, double glazed dual aspect windows to the rear providing stunning views.

Further double glazed door leads out to the rear garden.

### Dining Room

23'2" x 15'6" (7.06m x 4.72m)

A spacious dining/ living room with feature fireplace and open fire on a slate hearth, radiator, power points, double glazed bay window to the front elevation, further window to the side and French doors leads out onto the front driveway.

Stairs off to further accommodation.

### Lounge

23'8" x 11'8" (7.21m x 3.56m)

A fabulous size lounge with wall mounted electric fire, radiators, power points, double glazed window to the front and side elevation.

### Utility Room

7'11" x 7'11" (2.41m x 2.41m)

With a useful work surface, plumbing for washing machine and dryer, space for appliance, radiator, power points and double glazed window to the rear.



### Cloakroom

3'7" x 3'0" (1.09m x 0.91m)

A modernised cloaks with low flush W.C, mosaic tiled flooring, partly tiled walls and double glazed obscure window to the side.

### Landing From Dining Room & Lounge

Landing to the right side of the property, having radiator, power points, storage cupboard, loft access hatch and double glazed window to the side.

Landing to the left side of the property has power points, radiator, loft access hatch and double glazed window to the side.

### Bedroom One

15'9" x 10'10" (4.80m x 3.30m)

A bright sunny bedroom with radiator, power points and double glazed window to the front and side elevation with stunning views.

### Bathroom

7'11" x 6'4" (2.41m x 1.93m)

Offering a white suite with low flush W.C, pedestal basin, free standing bath, tiled flooring, partly tiled walls, radiator and double glazed obscure window to the rear.

### Bedroom Two

15'7" x 10'11" (4.75m x 3.33m)

Having radiator, power points and double glazed window to the front providing stunning countryside views.

### Bedroom Three

12'4" x 8'5" (3.76m x 2.57m)

With radiator, power points and double glazed window to the rear.

### Bedroom Four

12'0" x 8'7" (3.66m x 2.62m)

Having radiator, power points and double glazed window to the rear.

### Shower Room

7'11" x 6'6" (2.41m x 1.98m)

A white suite with low flush W.C, pedestal basin, corner shower enclosure, tiled flooring, partly tiled walls, radiator and double glazed obscure window to the rear.

### Outside

The property is approached via a larger than average driveway providing ample off road parking for several vehicles.

Double garage to the front, lawn areas and open access to the rear.

The rear garden is set on just under 1 acre of land, providing a fabulous large garden with a range of fruit trees, ornamental pond, lawns, patio area, mixed borders all bound by agricultural fields.

### Garage

18'1" x 15'11" (5.51m x 4.85m)

With up and over door, power, lighting and ample storage space.


### Outbuilding

36'3" x 16'6" (11.05m x 5.03m)

With timber double doors, with window and door to the rear.



### 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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