

## 3 Summerhill Court, Tremeirchion, St Asaph, LL17 0UE

**£460,000**

 4  2  3  C

**EPC - C70**

**Council Tax Band - G**

**Tenure - Freehold**



# Summerhill Court, St Asaph

## 4 Bedrooms - House - Semi-Detached

A high specification four bedroomed cottage, located in the village of Tremeirchion. Immaculately presented throughout and comprising of reception hall & dining area, open plan kitchen/dining, lounge, downstairs cloakroom. To the first floor, master bedroom with en-suite, three further bedrooms and family bathroom. The property stands in a small courtyard of only three dwellings and has open countryside on the doorstep. To the outside, integral garage, parking for two vehicles, generous lawned rear & side garden with a private aspect. Newly fitted double glazing in 2021 and newly installed boiler in 2023. Viewing is highly recommended. EPC Rating C70.



### Description

Tremeirchion is a popular residential village in Denbighshire. It lies on the B5429 road, to the north east of Denbigh and to the east of St Asaph.

The village of Tremeirchion has a church and a pub, whilst the larger towns of Denbigh and Ruthin, offer a more comprehensive range of services, along with Mold which is approximately 20 miles distant and Chester. There is a state primary school in the village as well as primary and secondary schooling in Ruthin and Denbigh and St Asaph.

### Accommodation

Attractive door leads into

### Reception Hall

15'2" x 10'3" (4.62 x 3.12)

A spacious hallway with power points, under the stairs storage, access to the first floor and further accommodation.

### Dining Room (Open Plan off the Hall)

15'2 x 7' (4.62m x 2.13m)

With ample dining space, power points, radiator, storage cupboard and double glazed patio doors into the rear garden.

### Open Plan Kitchen/Dining

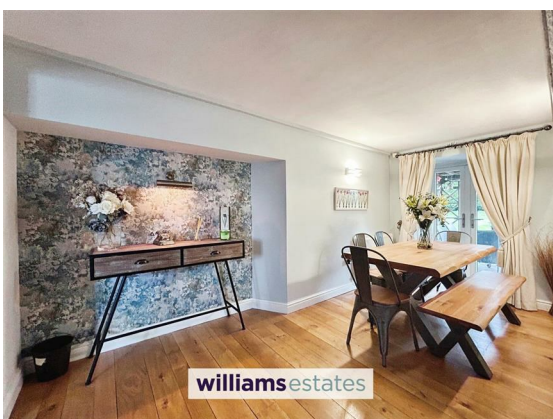
26' x 15'02 (7.92m x 4.62m)

With a wide range of wall, drawer and base units with matching island. Fitted with integral appliances including ; an oven, induction hob with extractor above and dishwasher. Sink with mixer tap over. Feature fireplace with brick surround and hearth with a log burner. Windows to the front and rear, inset spot lighting and radiator.

### Living Room

21'5" x 12'10 (6.53m x 3.91m)

Having windows to the front, power points, lighting, radiator and a feature log burner with hearth and surround.



### Cloakroom

6'9 x 3'09 (2.06m x 1.14m)

A low flush WC, hand wash basin, partially tiled walls, window to the rear, radiator and lighting.

### First Floor Landing

Spacious landing, with lighting and access into further accommodation.

### Master Bedroom

22'6 x 18'9 (6.86m x 5.72m )

Having lighting, power points, radiator, dressing area with built in wardrobes, window to the front and door into the



### En-Suite

8'3 x 7'4 (2.51m x 2.24m)

Having WC, walk in shower enclosure, tiled walls, hand wash basin with cross water taps, heated towel rail and Velux window,



### Bedroom Two

27'4 x 9'4 (8.33m x 2.84m )

Having lighting, power points, radiator and a window to the rear.

### Bedroom Three

15' x 9'04 (4.57m x 2.84m)

Having lighting, power points, radiator and window to the front.

### Bedroom Four

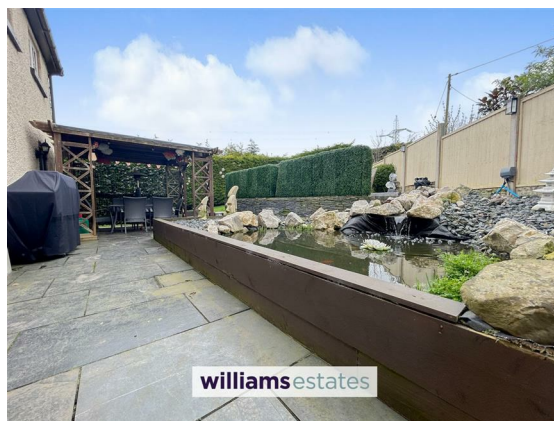
12'10 x 10'11 (3.91m x 3.33m)

Having lighting, power points, radiator and window to the rear.

### Family Bathroom

10'09 x 7'09 (3.28m x 2.36m)

Having walk in shower enclosure, free standing bath, hand wash basin, WC, feature wall, lighting and window to the rear.



### Outside

A courtyard is approached over a tarmac driveway and there is allocated parking at the front of the property and garage. There is an outside light and a garden area at the front laid with climbing plants. A tiered garden with an under-cover patio area, paved patio areas for alfresco dining, lawned area and feature pond with water feature. Enclosed by mature hedging and fencing.


### Garage

19'1 x 11 (5.82m x 3.35m)

With timber doors



### 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>	70	77
(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	

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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.