



**8 Lllys Clwyd, St. Asaph, Denbighshire,
LL17 0UA**

£325,000

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EPC - D67 Council Tax Band - E Tenure - Freehold

Llys Clwyd, St. Asaph

4 Bedrooms - House - Detached

A four bedroom detached house located in the cathedral city of St Asaph close to local shops, park, River Elwy, schools and a short drive from the A55 Expressway. The property is situated in a cul de sac and provides ample parking and integral garage. The accommodation comprises entrance hall with cloakroom, living room, dining room with patio doors opening through to the garden, kitchen, utility room, four bedrooms and bathroom.



St Asaph

The property occupies a convenient position on the established Bishops Walk development on the outskirts of St Asaph. The city of St Asaph provides a range of shopping facilities catering for most daily needs including bank and supermarket. There is a park and regular bus service nearby and the A55 Expressway is in close proximity enabling ease of access to the North Wales coast, Chester and the motorway network beyond.

Accommodation

uPVC and part double glazed door to:

Entrance Hallway

Entrance Hall

High level double glazed window, telephone point.

Downstairs Cloak Room

2'6" x 4'7" (0.787 x 1.412)

Fitted with a low level W.C and wall mounted wash basin, double glazed window to front and radiator.

Lounge

17'4" x 10'11" (5.288 x 3.331)

Feature fireplace, double glazed windows to front and side elevations T.V aerial point and radiator.

Dining Room

9'7" x 10'0" (2.924 x 3.070)

Double glazed sliding patio doors to to the rear garden, radiator and door to:

Kitchen

10'2" x 9'8" (3.111 x 2.960)

Having a range of wall, drawer and wall cupboards, drawers and contrasting worktops. Built-in oven and four ring gas hob, built-in dishwasher and space for fridge and freezer. Slate tiled effect laminate flooring, part tiled walls, inset single drainer stainless steel sink unit ,radiator and double glazed window overlooking the rear garden.



Utility

4'11" x 9'10" (1.522 x 3.005)

Storage cupboard, plumbing for a washing machine, worktop, boiler, access to the garage, uPVC double glazed window to the rear and uPVC door to the side elevation.

Bedroom One

9'8" x 14'1" (2.969 x 4.307)

uPVC double glazed window looking to the front elevation, power points and radiator.

Bedroom Two

8'5" x 12'2" (2.59 x 3.728)

uPVC double glazed window looking to the front elevation, radiator and power points.

Bedroom Three

10'3" x 10'9" (3.144 x 3.295)

uPVC double glazed window, power points and radiator.

Bedroom Four

9'8" x 8'5" (2.969 x 2.584)

uPVC double glazed window looking to the rear garden, radiator and power points.

Bathroom

5'4" x 6'7" (1.641 x 2.018)

White three piece suite comprising panelled bath with shower over, low level W.C and wash basin in modern vanity unit with concealed cistern. Fully tiled walls, modular tiled effect laminate flooring, radiator and double glazed window to rear with frosted glass.

Outside

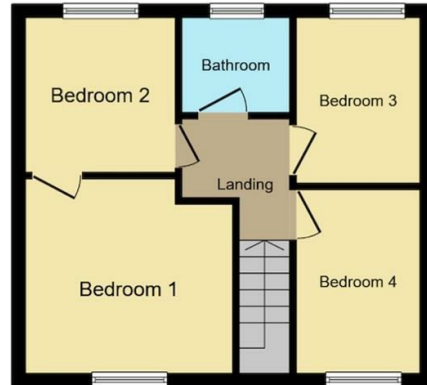
Offering a sheltered wooden decking and slabbed area which leads to a further lawned area with surrounding trees.





Ground Floor

Floor area 43.0 m² (463 sq.ft.)



First Floor

Floor area 34.8 m² (374 sq.ft.)

TOTAL: 43.0 m² (463 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.