

# williams estates



**6 Llwyn Onn, St. Asaph, Denbighshire,  
LL17 0SQ**

**£325,000**

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**EPC - 74C Council Tax Band - D Tenure - Freehold**

## SUMMARY

A well presented three bedroom detached bungalow offering spacious accommodation throughout. Located in the City of St. Asaph within close proximity of the A55 Expressway and other local amenities. In brief the property comprises of entrance hall, lounge, open plan kitchen and dining room with utility off, three bedrooms and family bathroom. To the outside, gardens to front and rear with driveway for off road parking. Further benefits include double glazing and gas central heating. Viewing is highly recommended. EPC Rating TBC.



## Description

The city of St Asaph is surrounded by countryside and views of the Vale of Clwyd. It is situated close to a number of busy coastal towns such as Rhyl, Prestatyn, Abergele, Colwyn Bay and Llandudno. The historic castles of Denbigh and Rhuddlan are also nearby.

Its proximity to the A55 also means it has excellent transport links to larger cities such as Chester and Liverpool.

Offering primary and secondary schools, Cathedral, River Elwy, variety of restaurants and cafes, Tweedmill outlet, leisure centre and a range of convenience shops.

## Accommodation

uPVC double glazed front door leads into:

### Entrance Hallway

With radiator, power points and further accommodation off.

### Lounge

19'5" x 9'10" (5.92 x 3.00 (5.91 x 2.99))

A spacious lounge with radiator, power points, feature fireplace with gas fire and double glazed window to the front elevation.

### Kitchen/Diner

19'9" x 18'1" (6.02 x 5.51)

An open plan kitchen & dining room with a range of wall, drawer and base units with work surfaces over, stainless steel sink, void for cooker, integrated dishwasher, space for fridge freezer, part tiled walls, radiators, power points, double glazed window to the rear and further uPVC French patio doors open onto the rear patio.

### Utility room

8'6" x 7'0" (2.59 x 2.13)

Off the kitchen with continued wall, drawer and base units with work surface over, stainless steel sink with bowl and drainer, plumbing for washing machine and dryer, extractor fan, power points, radiator, part tiled walls, double glazed window to the rear and further uPVC door leads to the rear patio.

### Bedroom One

15'9" x 9'2" (4.80 x 2.79)

Having radiator, power points, built-in walk in wardrobe providing ample hanging and storage space and double glazed window to the front.

### Bedroom Two

12'6" x 9'10" (3.81 x 3.00)

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





### Bedroom Three

9'10" x 9'2" (3.00 x 2.79)

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

### Family Bathroom

5'4" x 5'10" (1.63m x 1.78m)

Offering a white suite with low flush W.C, vanity unit and basin, P shaped panelled bath with shower over and glass privacy screen, tiled flooring, fully tiled walls, heated towel rail and double glazed obscure window to the side.



### Outside

The property is approached via a good size driveway providing ample off road parking with lawn area to the side.

The rear garden has a paved and decked areas for low maintenance, central lawn area with stocked borders, hedging and shrubs, timber shed, outside lighting, bounded by timber fencing for privacy.





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**Floor Plan**  
 Floor area 96.4 m<sup>2</sup> (1,038 sq.ft.)

TOTAL: 96.4 m<sup>2</sup> (1,038 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</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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