



**33 Bishops Walk, St. Asaph,
Denbighshire, LL17 0SU**

£375,000

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EPC - C74

Council Tax Band - F Tenure - Freehold

SUMMARY

A spacious four bedroom family home situated on the sought after Bishops Walk estate. The property is located in the favourable cathedral city of St. Asaph which boasts local schools, shops, leisure centre, restaurants and close access to the A55 which provides links to Llandudno, Chester and Liverpool. The accommodation affords living room, dining room, kitchen, four bedrooms master with en suite, conservatory and family bathroom. Internal Viewing is recommended. EPC rating C74



Accommodation

UPVC double glazed front entrance door into;

Entrance Hallway

Having wall heater, with built in cupboard with sliding doors having shelves and hanging space.

Cloakroom

With low flush wc, wash basin in vanity unit, chrome heated towel rail, tiled flooring, and double glazed window to the front.

Reception Hall

With turned stairs leading off, under stairs storage cupboard, hardwood glazed double doors opening into:

Lounge

20'4" x 11'11" (6.20 x 3.63)

A good size room having feature fireplace with inset fire, power points, double and single radiators, double glazed bay window to the front elevation and double glazed sliding patio doors into :

Dining Room

11'6" x 10'10" (3.51 x 3.30)

Having radiator, double glazed window to the rear.

Kitchen

11'2" x 9'2" (3.40 x 2.79)

With drawer, wall and base units with worktops over, stainless steel one and half bowl sink with single drainer and mixer taps, four ring electric hob with extractor hood, built in double oven, integrated fridge, plumbing for dishwasher, double radiator and double glazed window to the rear.

Utility room

With plumbing for washing machine, radiator, wall mounted central heating boiler, double glazed window and door leading to the side.

Conservatory

10'10" x 9'10" (3.30 x 3.00)

Upvc double glazed construction with upvc double doors leading to:

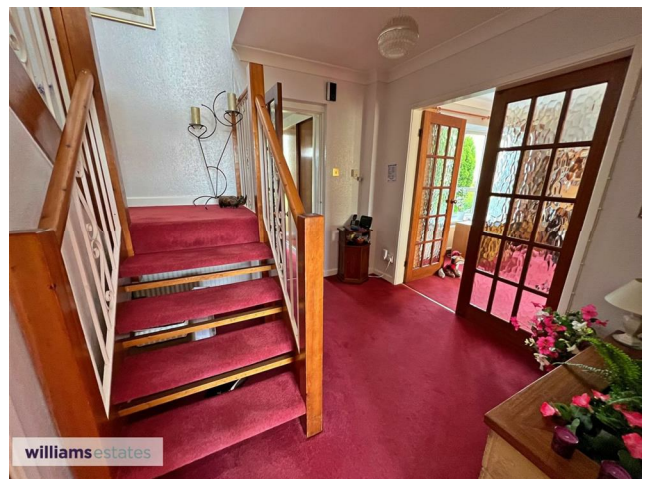
First Floor Landing

Having hinged loft access hatch, large storage cupboard with shelving.

Master bedroom

11'6" x 10'11" (3.51 x 3.33 (3.50 x 3.32))

With radiator, double glazed window to the front.





Ensuite

7'8" x 5'7" (2.34 x 1.70)

Having panelled bath, pencil wash basin, wc, tiled walls to half, chrome heated towel rail, double glazed window to the front.

Bedroom Two

14'9" x 9'3" (4.50 x 2.82)

Having radiator, double glazed window to the rear.

Bedroom Three

11'10" x 8'4" (3.61 x 2.54)

With radiator, fully fitted wardrobes, door with access to eaves, double glazed window to the rear.

Bedroom Four

8'8" x 8'6" (2.64 x 2.59)

With radiator, double glazed window to the rear.



Shower Room

Having corner shower enclosure which is fully tiled, pedestal wash basin, wc, tiled walls to half, chrome heated towel rail, double glazed window to the rear.

Outside

Offering a wide tarmaced driveway with off road parking, leads to integral double garage, with powered up and over door. Front area is lawned with established borders, path leads to rear garden, which has lawn and stone paved patio area, with borders, and steps leading down to a further lawned area with mature hedging.



Garage

16'5" x 14'8" (5.00 x 4.47)

With electric door, power and side access door and double glazed window to the rear elevation.

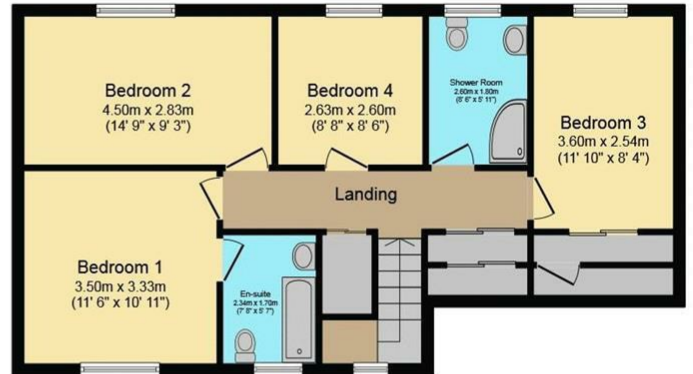






Ground Floor

Floor area 99.9 sq.m. (1,075 sq.ft.) approx



First Floor

Floor area 68.5 sq.m. (737 sq.ft.) approx

Total floor area 168.4 sq.m. (1,812 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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.