

williams estates



**Iffley Mount Road, St. Asaph,
Denbighshire, LL17 0DD**

£270,000

 3  1  2  C

EPC - C69

Council Tax Band - D Tenure - Freehold

SUMMARY

A Three Bedroom Semi-Detached home located in the City of St Asaph. Being within walking distance to many of the local amenities including schools, high street shops and St Asaph Cathedral. The property comprises living room, lounge, kitchen, downstairs cloakroom, three bedrooms and a bathroom. The outside offers a garage, off street parking and patio area. EPC - TBC. Council Tax Band - D



Lounge
12'0" x 14'7" (3.659m x 4.465m)
Fire place, uPVC double glazed window to the front,
radiator and power points.

Kitchen
17'8" x 9'7" (5.408m x 2.946m)
Wall and base cabinets, Plumbing for washing
machine, uPVC double glazed window to the side and
patio doors to the rear garden. Power points, radiator
and boiler.

Dining Room
11'0" x 21'0" (3.369 x 6.419)
Log burner, power points, radiator, uPVC double
glazed window to the rear, wall and base cabinets.

Down Cloakroom
2'5" x 3'10" (0.753m x 1.173m)
W/C, frosted uPVC double glazed window to the side.

Bedroom One
11'4" x 14'8" (3.475m x 4.492m)
UPVC double glazed window to the front, radiator,
power points and fitted wardrobes.

Bedroom Two
11'5" x 12'0" (3.488m x 3.675m)
Power points, radiator, uPVC double glazed window
to the rear.

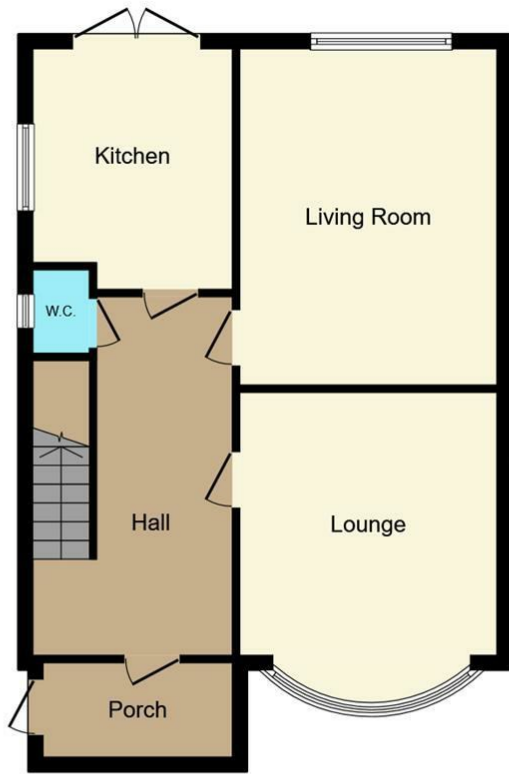
Bedroom Three
7'8" x 7'2" (2.341 x 2.185)
uPVC double glazed window to the front, power points
and radiator.

Bathroom
8'1" x 9'4" (2.465 x 2.868)
W/C, sink, bathroom with shower over, two frosted
uPVC windows to the side and rear, storage
cupboard and ladder radiator.

Outside
To the front you have a lawn area and access to the
garage. The rear garden includes a slabbed patio,
lawn area and side access to the garage and storage
building.
Slabbed patio and lawn area. Two outbuildings for
storage.







Ground Floor

Floor area 61.3 m² (660 sq.ft.)



First Floor

Floor area 47.4 m² (510 sq.ft.)

TOTAL: 108.6 m² (1,169 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) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.