

williams estates



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

£270,000

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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 Rating C69.



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.

Directions

Proceed from our Denbigh office, Crown Lane, LL16 3AA.

Head north on Crown Lane toward Chapel Place.

Take a slight right onto Beacon's Hill.

Turn left onto Charnell's Way.

Turn right onto Barkers' Well Lane.

At the roundabout, continue straight onto Ffordd Y





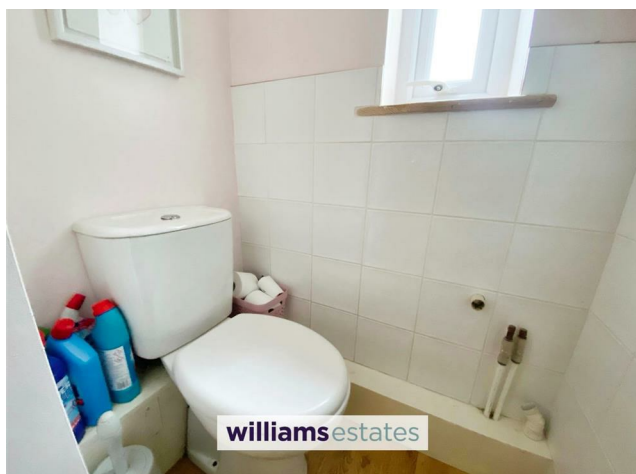
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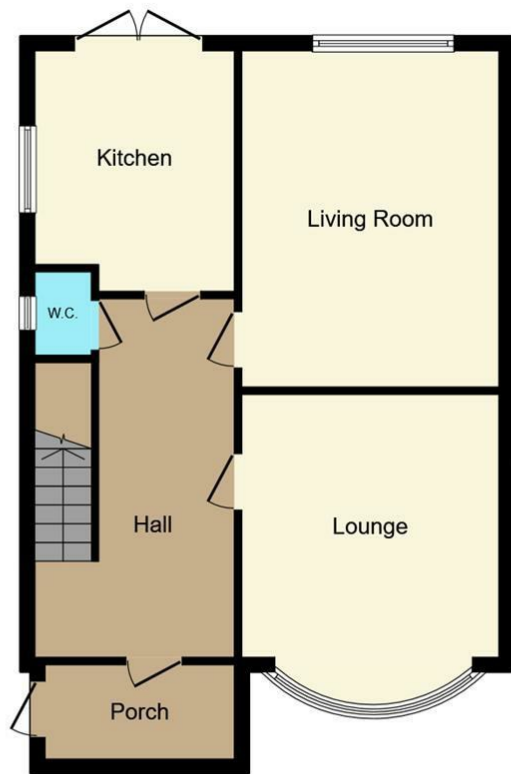
Take a slight right.

Turn right onto Allt Goch / B5381.

Turn left onto St Asaph Road / A525 and continue following A525.

At the roundabout, continue straight onto Mount Road. The property will then be found on the right hand side by way of our for sale board.





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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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	

Call us on
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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.