

**32 Rhodfa Glenys, St. Asaph,
Denbighshire, LL17 0DW**

£350,000

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EPC - D64 Council Tax Band - E Tenure - Freehold

Rhodfa Glenys, St. Asaph

5 Bedrooms - House - Detached

NO CHAIN Offered for sale is this five bedroomed detached house, located in the sought after cathedral city of St Asaph. The property offers lounge, dining room, kitchen, snug room, utility room, cloakroom, five bedrooms and bathroom. Externally, the property is approached via a good size driveway, with off road parking and lawn area. The rear garden is south facing, with paved patio area, mainly laid to lawn. Situated near the A55 expressway with its links to Llandudno and Chester. Simply Must Be Viewed. EPC D64 rating



Accommodation

uPVC double glazed door with obscure glass leads into:

Entrance Porch

A good size storage cupboard housing the boiler, door into:

Hallway

A bright open hallway with radiator, power points and double glazed window to the front elevation.

Feature obscure glass window into the lounge and stairs off.

Lounge

16'8" x 11'5" (5.08m x 3.48m)

A spacious lounge with marble feature fireplace and gas fire, bespoke fitted shelving adjacent to each side, radiator, power points and double glazed window to the rear.

Dining Room

12'7" x 8'4" (3.84m x 2.54m)

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

Kitchen

12'2" x 8'9" (3.71m x 2.67m)

Offering a range of bespoke wall, drawer and base units with granite work surfaces over, integrated Neff double oven and four ring electric hob, cooker hood, inset sink and drainer, Travertine tiled flooring, tiled splash back, inset spotlighting and under unit lighting, power points, under stairs storage cupboard offering a large pantry with ample space and double glazed window to the rear elevation.

Sliding door with glass panel leads into:

Snug

10'0" x 9'11" (3.05m x 3.02m)

A good size snug/study/sitting room, having power points, gas heater and double glazed window to the side and rear.

Utility Room

10'1" x 6'11" (3.07m x 2.11m)

A useful utility with stainless steel sink, base unit and worktop over, plumbing for washing machine and dishwasher, space for tall standing fridge freezer, power points, double glazed window to the side and further uPVC door gives access to the side elevation.



Cloakroom

5'4" x 2'8" (1.63m x 0.81m)

Low flush W.C, fully tiled walls and flooring and double glazed obscure window to the front.

Landing

Double loft access hatches and storage, power points and airing cupboard.

Bedroom One

11'7" x 11'6" (3.53m x 3.51m)

Offering a range of fitted wardrobes, storage cupboard, radiator, power points and double glazed window to the front.

Bedroom Two

10'11" x 9'10" (3.33m x 3.00m)

With storage cupboard, radiator, power points and double glazed window to the front and side.

Bedroom Three

12'0" x 8'4" (3.66m x 2.54m)

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

Bedroom Four

9'7" x 8'4" (2.92m x 2.54m)

(11'10ft maximum length)

With radiator, power points and double glazed window to the rear.

Bedroom Five/Study

10'9" x 6'8" (3.28m x 2.03m)

With radiator, power points and double glazed window to the rear and side elevation.

Bathroom

12'1" x 5'6" (3.68m x 1.68m)

Offering a white suite with low flush W.C, pedestal basin, panelled bath, shower cubicle, heated towel rail, fully tiled walls, extractor fan and double glazed dual aspect windows to the rear.

Outside

The property is approached via a good size driveway for ample off road parking, lawn area to the front with a mixture of hedging and stocked borders.

Access to the garage via up and over door.

Timber gate to each side gives way into the rear garden.

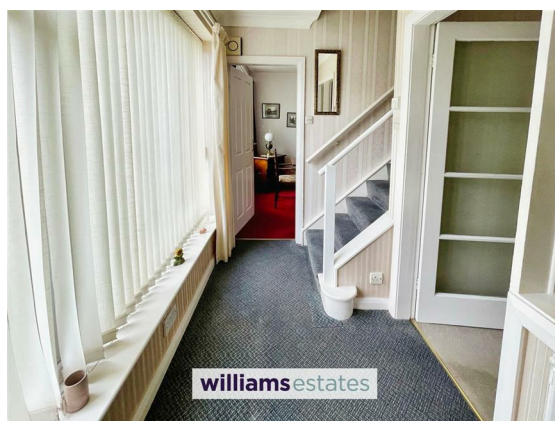
The rear garden is a fabulous size being south facing, with paved patio area, mainly laid to lawn with a variety of hedging, stocked borders and fruit trees, bounded by timber fencing for privacy.

Side access providing two timber sheds and area for the bins.

Garage

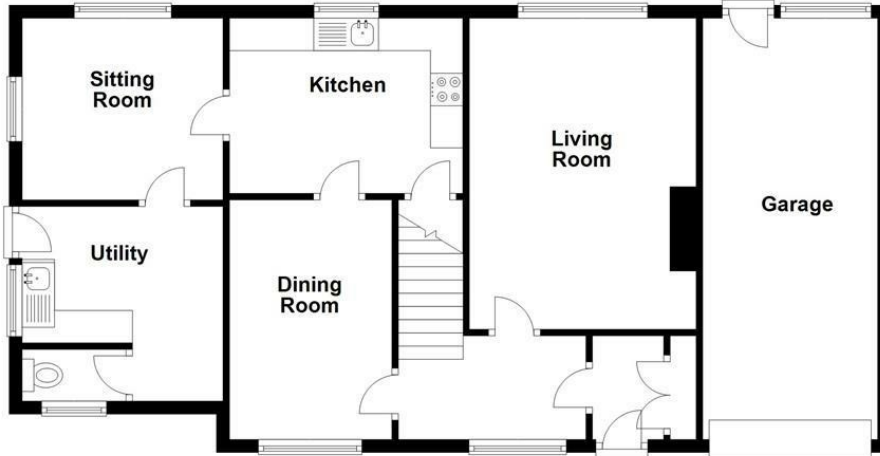
21'6" x 8'11" (6.55m x 2.72m)

Up and over door, power, lighting and hardwood single door to access the rear.



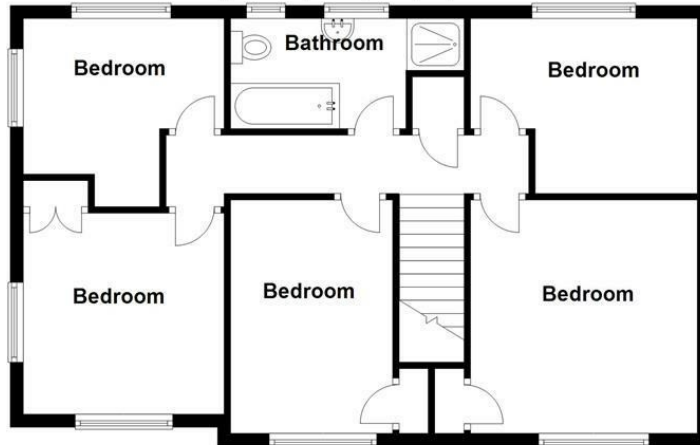
Ground Floor

Approx. 83.9 sq. metres (903.1 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 149.5 sq. metres (1609.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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.