

**26 Ashly Court, St. Asaph, Denbighshire,
LL17 0PG**

£220,000

 2  1  2  D

EPC - D61 Council Tax Band - C Tenure - Freehold

Ashly Court, St. Asaph

2 Bedrooms - Bungalow - Detached

A spacious detached bungalow located on a quite cul de sac on the favoured Ashly Court development. Close to local amenities, schools and the A55 expressway providing links to North Wales coast, Chester, Liverpool and Manchester. The accommodation offers two reception rooms, good sized lean to to the rear, dinging room fitted kitchen, two double bedrooms, separate W.C and shower room. Added benefits of uPVC double glazing fitted and gas central heating. Ample off street parking, carport and good sized private rear garden enjoying a sunny aspect. EPC Rating D61.



Accommodation

Composite door with obscure lights and obscure uPVC glazed panel adjacent leads into

Entrance Hall

9'2" x 10'5" (2.804 x 3.194)

With wood effect tiled flooring, telephone point, loft access hatch, radiator, power point and doors off. Timber glazed door leads into

Living Room

16'4" x 10'11" (4.98m x 3.33m)

Light and airy room of good size with feature fire suite with inset electric fire, power points, radiator, T.V aerial, uPVC window to the side elevation and uPVC window to the front elevation.

Dining Room

10'7" x 9'2" (3.242 x 2.797)

With continuation wood effect tiled floors, radiator, power points, door off to the kitchen and sliding double glazed patio doors leading into

Lean Too

19'9" x 9'6" (6.044 x 2.913)

Of good size and of timber construction with windows surrounding, single door and further double doors leading onto the rear garden.

Kitchen

7'9" x 16'3" (2.385 x 4.964)

With a full range of wall, drawer and base units, worktops, tiled splash backs, void for American style fridge freezer, plumbing for a washing machine, integrated eye level oven, single stainless steel sink, power points, breakfast bar, mounted Worcester combination boiler, electric meter cupboard with consumer box, uPVC window to the rear and uPVC window to the front elevation.



Bedroom One

12'8" x 7'9" (3.872 x 2.380)

With inbuilt wardrobes with sliding mirror doors, power points, radiator, T.V aerial and uPVC window into the lean too.

Bedroom Two

12'2" x 8'5" (3.713 x 2.581)

With power points, radiator, T.V aerial and uPVC window to the front elevation.

Separate W.C

With low flush W.C, half tiled walls and obscure uPVC window to the side elevation.

Shower Room

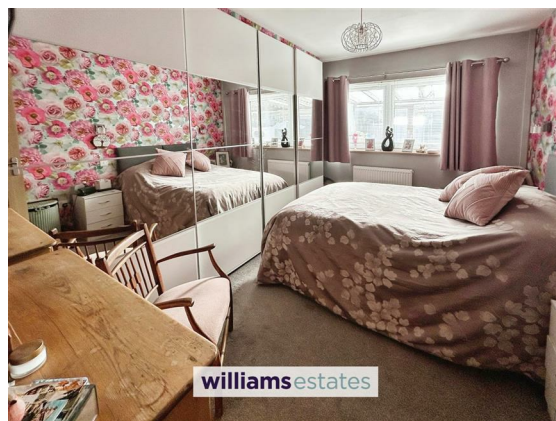
With wall hung wash basin, walk in shower, non slip flooring, heated towel rail and obscure uPVC window to the side elevation.

Outside

The property is approached via a driveway for off street parking and carport. The front elevation has decorative gravel for ease of maintenance and additional parking if required. Pathway to either side of the property provides access to the rear garden. The rear is of good size with a patio area, lawned garden, stocked borders and steps leading to a summer house.

Directions

Proceed from Denbigh office left onto Vale Street and continue to the traffic lights. Turn left onto Rhyl Road and continue to a further roundabout. Take the second exit off signposted Trefnant and continue along, passing through the village of Trefnant into St Asaph. At the small roundabout take the first exit off and proceed down St Asaph High Street. At the roundabout take the second exit off onto The Roe take the first left turning onto Ashly Court and then the first left turning where the property can be seen on the right hand side.





Floor Plan
Floor area 85.8 m² (924 sq.ft.)

TOTAL: 85.8 m² (924 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(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
01745 817417

Denbigh@williamsestates.com

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.