

# williams estates



## Queensland House The Roe, St Asaph, Denbighshire, LL17 0LT

**£370,000**

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**EPC - D58**

**Council Tax Band - F    Tenure - Freehold**



## SUMMARY

An extremely deceptive four bedroom detached family house with larger than average rear garden, standing within approx 0.16 acre and offers ample off street parking, ideal for motorhome. caravan etc and includes a large purpose built workshop/store/garage which is registered for business use, therefore ideal for a small business working from home. Located within easy access of the town facilities and schools and within easy access of the A55 expressway providing links to the North Wales coast, Chester, Liverpool and Manchester so ideal also for the commuter. The accommodation is very spacious with a through lounge into the rear day room, dining room, modern fitted kitchen/diner, ground floor shower room and WC and to the first floor landing four double bedrooms and bathroom. Viewing essential to fully appreciate. EPC rating D58.





## Description

Viewing highly recommended - An extremely deceptive four bedroom detached family house with larger than average rear garden, standing within approx 0.16 acre and offers ample off street parking, ideal for motorhome. caravan etc and includes a large purpose built workshop/store/garage which is registered for business use, therefore ideal for a small business working from home. The rear garden is a particular feature of this property as larger than average and not expected from the front elevation. Located within the cathedral city of St Asaph and provides a range of shopping facilities catering for most daily needs to include bank and supermarket. There is a regular bus service and a park nearby and the A55 Expressway is in close proximity enabling ease of access along the North Wales coast, Chester and the motorway network beyond . The accommodation is very spacious with a through lounge into the rear day room, dining room, modern fitted kitchen/diner, ground floor shower room and WC and to the first floor landing four double bedrooms and bathroom.

## Accommodation

uPVC double glazed door leads into

### Entrance Porch

8'2" x 6'2" (2.51 x 1.88)

With uPVC double glazed windows and door leading into

### Entrance Hall

With centralised star case and doors off

### Living Room

19'9" x 17'3" (6.02 x 5.28)

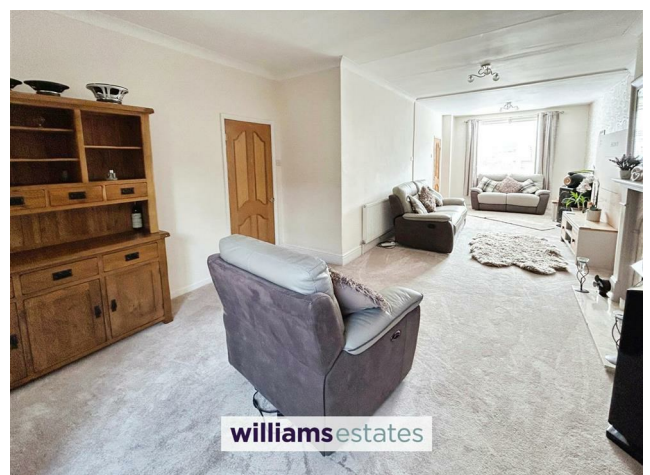
A very spacious room with double glazed window to front elevation,, attractive Adam style fireplace with marble insert and hearth, pebble effect living flame gas fire, painted fire surround, attractive double timber glazed doors leading through to the dayroom extension.

### Day Room

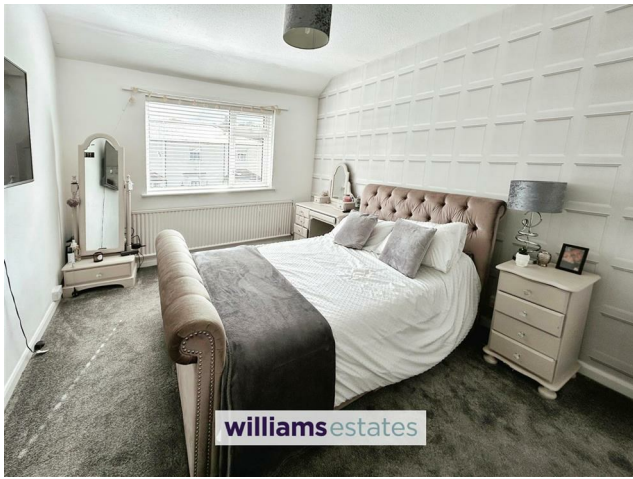
17'8" x 19'3" (5.41 x 5.89 )

A lovely light and airy day room with five section bi fold door which opens to a pergola, patio for al fresco dining and rear garden, double glazed window to side, lantern room with inset lighting, panelled door leading to left hand gable, woodgrain effect laminate floor covering, TV point and radiator.

PLEASE NOTE.. WE ARE ADVISED THE DAY LOUNGE AND KITCHEN EXTENSION WHERE BUILT IN 2020 WITHOUT PLANNING & BUILDING REGULATION CONSENT.







### Dining Room

13'5" x 10'5" (4.09 x 3.18)

Off the Entrance Hall with a double glazed window to front elevation, coved ceiling, panelled radiator and door leading into

### Inner Hall

With inbuilt storage cupboard and leading to ground floor shower room and kitchen.

### Ground Floor Shower Room

6'3" x 6'5" (1.91 x 1.96)

Comprising of a corner shower cubicle with glazed screen, pedestal wash basin and WC, fully tiled walls, extractor fan, double glazed window and panelled radiator.



### Kitchen/Diner

19'5" x 10'5" to include utility area extension (5.94 x 3.18 to include utility area extension)

With a full range of contemporary base and wall mounted cupboards and drawers with a light cream toned high gloss finish to door and drawer fronts and contrasting solid oak working surfaces, inset one and half bowl sink with mixer tap, inset four ring Grundig induction hob, stainless steel and glass with light above, concealed lighting, pan drawers, Siemens built in steam oven and microwave oven, void and plumbing for dishwasher, central island with breakfast bar, double glazed window and door leading to the rear, two windows to the right hand gable. Also opening into the day room.



### Stairs/Landing

A central staircase leads to the landing with radiator and inbuilt double door airing cupboard, incorporating the modern gas fired boiler and slatted shelving.

### Bedroom One

14'4" x 10'11" (4.39 x 3.35)

With double glazed window to front elevation, walk in wardrobe and panelled radiator.

### Bedroom Two

14'4" x 10'7" (4.39 x 3.25)

With double glazed window overlooking the the rear garden, walk in wardrobe and panelled radiator.

### Bedroom Three

10'7" x 10'5" (3.23 x 3.18)

With double glazed window to front, walk in wardrobe and panelled radiator.

### Bedroom Four

10'7" x 10'7" (3.25 x 3.23)

With double glazed window to rear overlooking the rear garden and panelled radiator.





### Family Bathroom

8'11" x 6'9" (2.74 x 2.08 )

Coloured suite comprising of a panelled bath within a tiled surround with electric shower over, fitted cabinet to one wall incorporating wash basin and WC, part tiled walls and radiator.

### Outside

The property is approached by a wide driveway offering ample off street parking with the front garden offering a selection of mature shrubs and plants, Pathway leading to the alternative drive to the rear. From the driveway a large timber gate provide access to further off street parking and could accommodate a motorhome/caravan and business cars and vans if required.

The rear garden is a hidden gem and offers a pergola and seating area off the day room, lawned garden, raised decked patio area and enjoys a private and sunny aspect.

### Workshop/Garage

32'9" x 32'9" approx (10 x 10 approx)

Having business use, a large purpose built workshop which we understand benefits from planning and building regulation consent. The main has a large roller shutter door leading in to a large workshop with concrete floor and electric light and power. Further stores and workshop to one side.

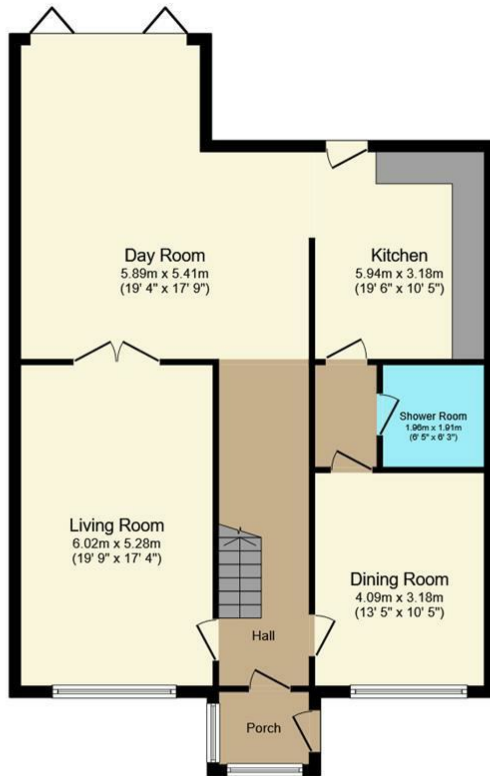
### Directions

From our Denbigh office bear left and proceed down Vale Street. At the traffic lights turn left onto Rhyl Rd and on reaching the roundabout on the outskirts of town take the A525 in the direction of Rhyl/St Asaph. Continue along this road passing through the village of Trefnant and into St Asaph. Pass the High School and the Cathedral car park and at the mini roundabout turn left onto the High Street. At the end of the High Street, turn right off the mini roundabout and continue onto The Roe. The property will be found on the right hand side after The Plough Inn.



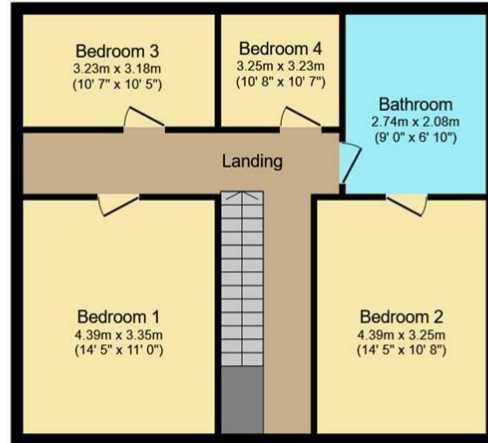






### Ground Floor

Floor area 96.2 sq.m. (1,036 sq.ft.)



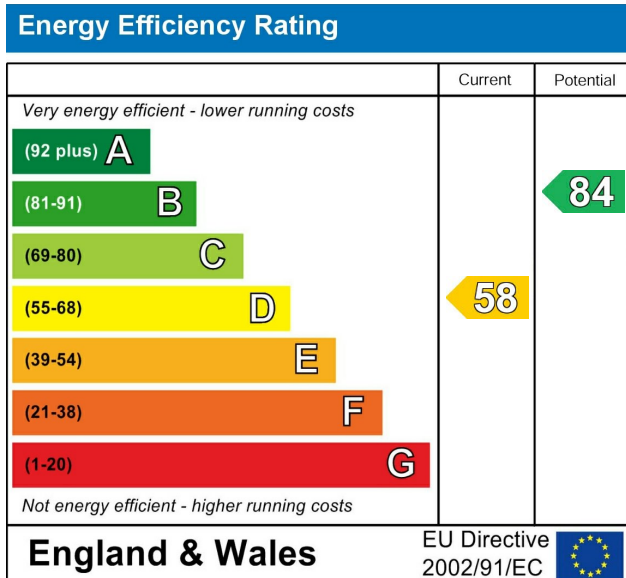
### First Floor

Floor area 68.4 sq.m. (736 sq.ft.)

**TOTAL: 164.6 sq.m. (1,772 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.



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.