



**6 Maes Y Rhufeiniaid, St. Asaph, LL17  
0FD**

**£395,000**

 4  3  1  B

**EPC - B85**

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



## SUMMARY

A recently new build, four bedroomed detached family home located on the Maes Yr Haul estate in St. Asaph. Offering a spacious lounge, kitchen/diner, utility room, downstairs cloakroom, four bedrooms, master with en-suite and family bathroom. French doors from the kitchen/diner opens out to the rear garden and patio area, great for Al-Fresco dining. EPC Rating - B85 Council Tax Band - F Viewing is highly recommended.





### Living Room

12'0" x 20'1" (3.66m x 6.12m )

Three uPVC double glazed windows, one to the side and two to the front, two radiator and power points.

### Kitchen/Diner

11'2" x 23'4" (3.40m x 7.11m )

Taupe lower and drawer cabinets, with white worktops over, stainless steel sink and drainer, radiator, extractor fan, gas hob, integrated electric oven and grill, integrated fridge freezer. Two uPVC double glazed windows, one to the rear and one to the side. uPVC double glazed patio doors leads to the rear.



### Utility Room

6'9" x 5'6" (2.06m x 1.68m)

Plumbing got washing machine, lower cabinets with work top over, stainless steel sink and drainer, uPVC frosted double glazed door to the side and power points and storage cupboard.

### Downstairs Cloakroom

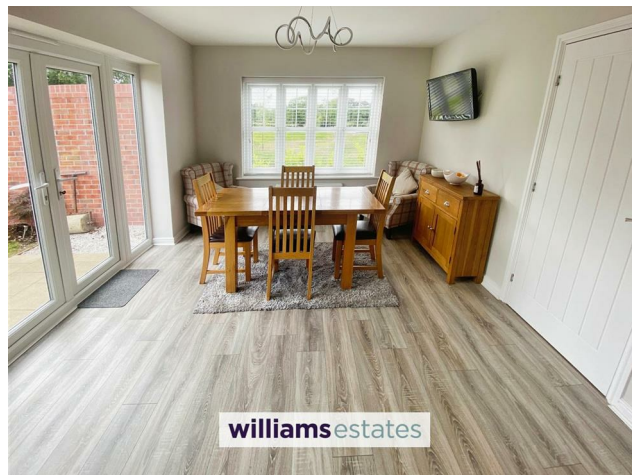
5'5" x 3'5" (1.65m x 1.04m )

W/C, basin sink, and radiator.

### Bedroom One

12'8" x 11'5" (3.86m x 3.48m )

uPVC double glazed window looking to the rear, radiator, panelled wall and power points.



### En-suite

8'1" x 5'6" (2.46m x 1.68m )

Ladder radiator, w/c, sink cabinet, mirror, frosted uPVC double glazed window to the side, walk in rain fall shower.

### Bedroom Two

10'6" x 11'2" (3.20m x 3.40m )

UPVC Double glazed window looking to the side, power points and radiator.



### Bedroom Three

10'8" x 12'2" (3.25m x 3.71m )

uPVC double glazed window to the front, panelled wall, power points and radiator.

### Bedroom Four

9'2" x 12'2" (2.79m x 3.71m )

Two uPVC double glazed windows, one looking to the side and one to the front, radiator and power points.

### Bathroom

5'6" x 7'0" (1.68m x 2.13m )

Ladder radiator, sink cabinet, mirror, frosted uPVC double glazed windows to the side, w/c, bath with shower over, marble affect tiles around the bath to the ceiling.





### Outside

Pathway leads to the front door with lawned garden to the side. Block paving parking space for two cars and a single garage.

To the rear of the property is a well lawned garden with flagged patios and pergola. Great For alfresco dining.

### Garage

18'6" x 9'8" (5.642 x 2.950 )

Power, up and over garage door.







**williams**estates



**williams**estates



**williams**estates

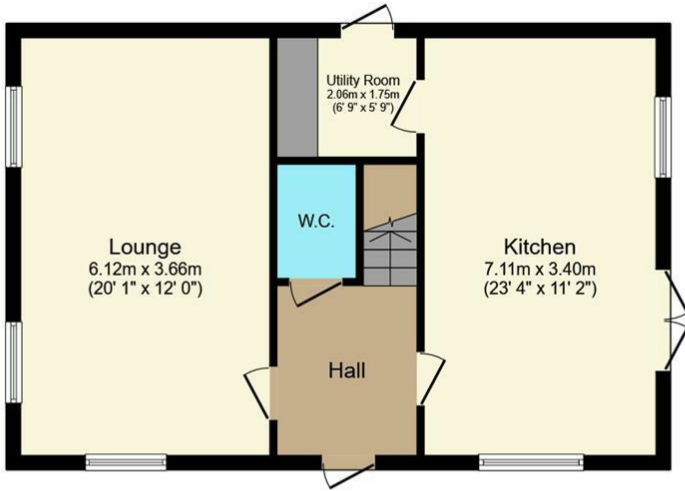


**williams**estates



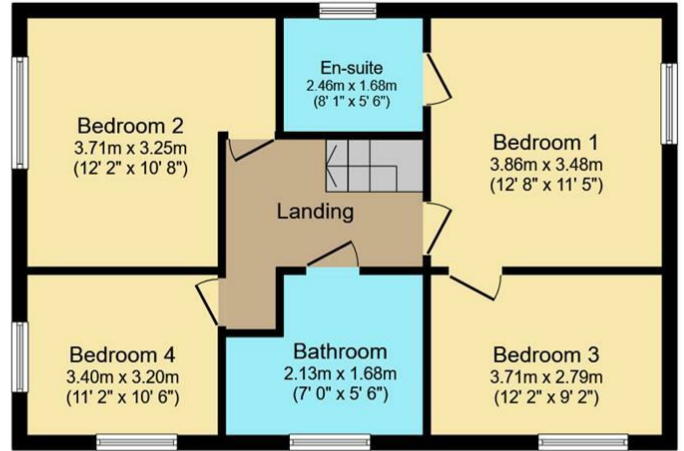






### Ground Floor

Floor area 57.0 m<sup>2</sup> (614 sq.ft.)



### First Floor

Floor area 57.0 m<sup>2</sup> (614 sq.ft.)

**TOTAL: 114.1 m<sup>2</sup> (1,228 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) <b>A</b>                                 |                            |           | <b>94</b> |
| (81-91) <b>B</b>                                   |                            | <b>85</b> |           |
| (69-80) <b>C</b>                                   |                            |           |           |
| (55-68) <b>D</b>                                   |                            |           |           |
| (39-54) <b>E</b>                                   |                            |           |           |
| (21-38) <b>F</b>                                   |                            |           |           |
| (1-20) <b>G</b>                                    |                            |           |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |           |

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto: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.