



**1 Merllyn Terrace, St. Asaph, LL17 0ND**

**Offers Over £126,000**

 2  1  1  D

**EPC - D59    Council Tax Band - B    Tenure - Freehold**



# Merllyn Terrace, St. Asaph

## 2 Bedrooms - House

No Onward Chain!! - A two bedroom end of terrace property situated close to the centre of St Asaph and conveniently situated for all local amenities such as schools, shops, restaurants etc. It is ideal for a first time buyer, young family or retired. The property benefits from gas central heating, double glazing, yard to rear and comprises lounge, kitchen/dining room, two bedrooms and bathroom. EPC rating 59 D



### Lounge

15'1" x 12'9" (4.6m x 3.91m)

Having feature fireplace with timber mantle over, double glazed windows to front and radiator.

### Kitchen/ Breakfast Room

15'1" x 12'1" (4.62m x 3.7m)

Fitted with a range of modern base and wall units, tiled splashback, complementary worktop surfaces, stainless steel sink unit with mixer tap over, electric oven and four plate hob with extractor fan over, void for washing machine, central heating boiler, slate tiled flooring, radiator, dual aspect double glazed windows to rear, door allowing access to rear patio and stairs off

### Landing

Access to partly boarded loft with roof window

### Bedroom One

12'9" x 12'5" (3.91m x 3.8m)

Fitted with a range of white fitted wardrobes to the full length of one wall providing hanging space and shelving, double glazed window to front elevation and radiator.

### Bedroom Two

12'1" x 6'7" (3.7m x 2.03)

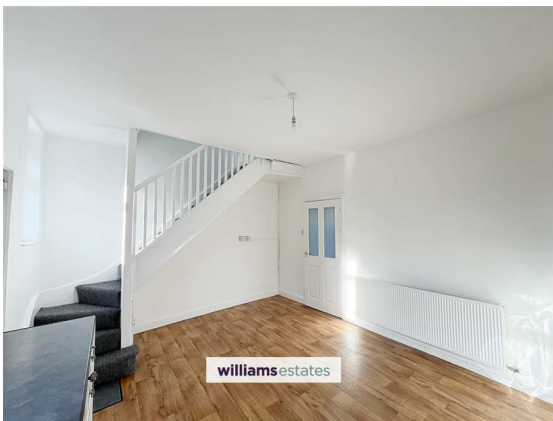
Double glazed window to rear, radiator.

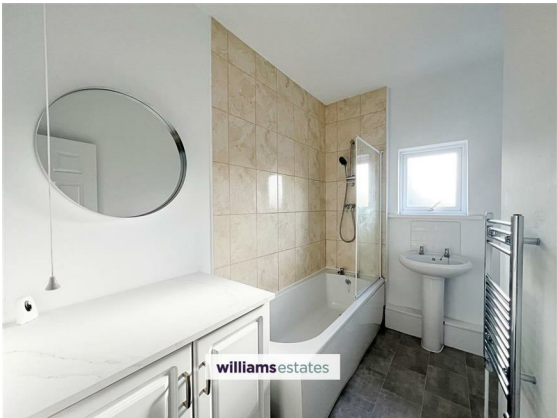
### Bathroom

Fitted with a three piece suite comprising bath with shower over, low level W.C. pedestal wash hand basin, partly tiled walls, double glazed window to rear.

### Outside

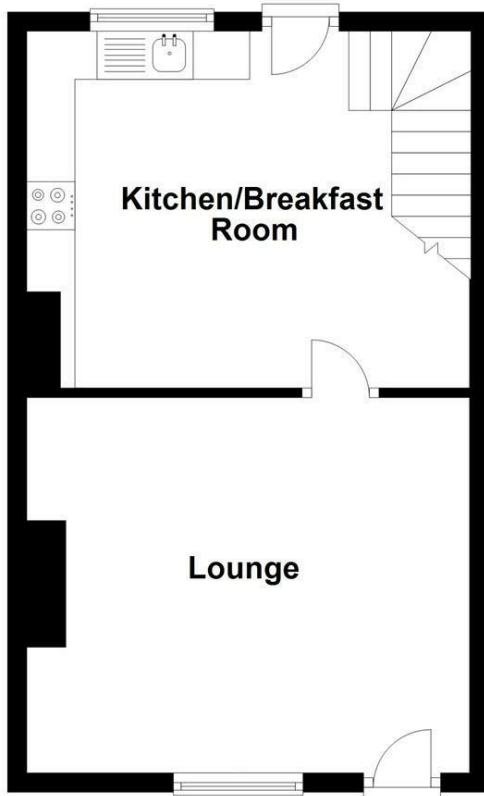
The property is approached through double gates and an arched trellis which opens onto a shared pathway and gives access to Merllyn Terrace, at the rear of the property there is a concrete patio/domestic area with a good sized timber built shed.





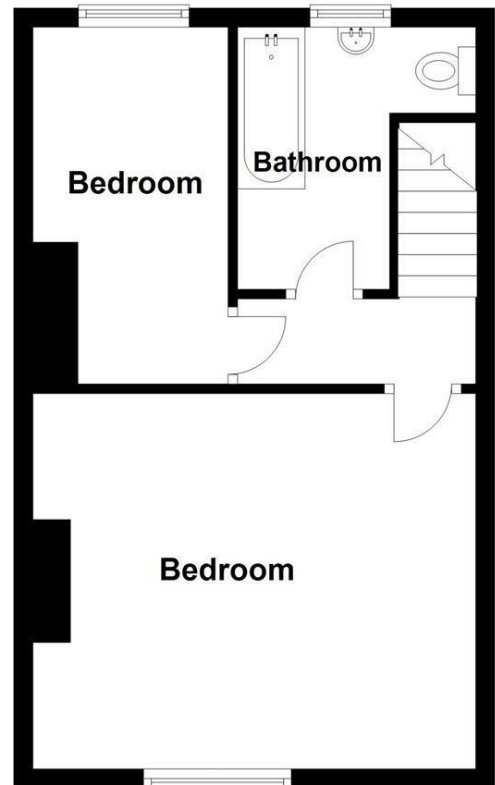
## Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 71.0 sq. metres (764.0 sq. feet)

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>59</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

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