



**4 Hen Waliau, St. Asaph, LL17 0HX**

**£435,000**

 4  3  2 

**EPC - TBC**

**Council Tax Band - G**

**Tenure - Freehold**

## SUMMARY

**\*NO ONWARD CHAIN\*** A prestigious four bedroom detached family home located in a quiet cul-de-sac in St Asaph. Having easy access to the local amenities, local schools and the A55 providing links to North Wales Coast, Chester, Liverpool and Manchester. The accommodation offers an open plan kitchen, dining and living space, formal living and dining room, downstairs cloakroom, utility room, four bedrooms, two with en-suites, and family bathroom. The front garden comprises a double garage and tarmac driveway offering ample off road parking. The rear garden offers an outbuilding, paved patio area and lawned garden, perfect for al-fresco dining. Added benefits of gas central heating, solar panels generating FIT income payment of £1400 PA till 2037.



### Entrance Hall

Tiled flooring, radiator, under floor heating, power point, house alarm control panel and cupboard for hanging space and storage.

### Downstairs W/C

Low flush W/C, wash basin within the vanity unit, tiled flooring and extractor fan.

### Open Plan Living Room/Dining Room

28'6" x 12'6" (8.70 x 3.83)

To the living area a feature wall with Valor inset log effect gas fire with remote control, radiator, coved ceiling, power points, uPVC window to the rear elevation.

To the dining area, radiator, power points, bay window looking to the front elevation, and coved ceiling. Both have glazed doors from the entrance hall.

### Utility Room

Base and wall units, worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, void for tumble dryer, power points, extractor fan, radiator, tiled flooring and composite door leading to the side elevation.

### Open Plan Kitchen

14'5" x 9'4" (4.40 x 2.86)

Full range modern high gloss wall, drawer and base units, with a variety of black and burgundy units with Brazilian granite worktops, tiled splash backs, void for range master oven and Rangemaster ahead extractor hood, void for American styled fridge freezer, Hotpoint integrated microwave, Neff integrated coffee machine, BEKO dishwasher, Bristan boiling water mixer tap, integrated recycling bin drawer, Neff hot plate, power points, drainer with mixer tap, tiled flooring, under floor heating, doorway leading into the utility room.

### Family Room

9'10" x 8'6" (3.00 x 2.60)

Radiator, tiled flooring, under floor heating and Yeoman Elegance 220 by Hass & Sohn freestanding Multi-Fuel Stove. Leads you to the dining room.

### Dining Room

19'0" x 11'5" (5.80 x 3.50)

Radiator, power points, uPVC windows surrounding with Brazillian Granite window sills, tiled flooring under floor heating patio doors to the garden and Brazillian Granite breakfast bar and Brazillian Granite kitchen table.

### Landing

Loft access, upVC double glazed window to the front elevation, power points, radiator and airing cupboard storing the water cylinder.





### Bedroom One

15'2" x 11'5" (4.64 x 3.50 )

Coved ceiling, radiator, power points, tv point and uPVC window to the rear elevation, enjoying view of the country side.

### Walk-in Wardrobe

Ample hanging and shelving space and power point.

### Ensuite - Bedroom One

7'11" x 7'3" (2.42 x 2.23 )

Four piece modern suite, low flush W/C, circular counter top wash basin with mixer tap, roll top bath, two mounted heated towel rail, shaver socket, half tiled walls, tiled flooring with underfloor heating, obscure uPVC window to the rear elevation, extractor fan and shower enclosure incorporating shower with spa, steam and radio with lighting.

### Bedroom Two

12'5" x 11'9" (3.80 x 3.60 )

Built-in wardrobe, power points, radiator and uPVC window to the front elevation and tv point.

### En-Suite - Bedroom Two

8'2" x 5'2" (2.50 x 1.60)

Low flush W/C, tiled flooring, wash basin within vanity unit, shaver socket, heated towel rail, shower enclosure, extractor fan and obscure uPVC window the side elevation.



### Bedroom Three

9'10" x 9'6" (3.00 x 2.90)

Power points, shaker style built-in wardrobe and drawer units, dressing table, radiator and uPVC window looking to the rear elevation enjoying the views.

### Bedroom Four/Office

9'5" x 8'9" (2.88 x 2.67 )

Built-in office furniture, power points, radiator, built-in wardrobe, and uPVC window to the front elevation.

### Family Bathroom

7'2" x 6'2" (2.20 x 1.90 )

Vanity unit with low flush W/C and wash basin, tiled bath with mixer tap and shower head connection, half tiles walls, tiled flooring. Extractor fan and obscure uPVC window to the side elevation.



## Outside

Iron gates to the side elevation which leads you to the rear garden; paved patio, lawned garden and flower bed, raised further patio with stepping sleepers, decorative blue slate chippings, small picket fence, outside power points, facility for a hot tub and further gate to the side for access to the front. Also a brick built outbuilding with uPVC patio doors used for general storage, uPVC window to the side elevation, electrical supply and a separate consumer box.

To the front; approached by a tarmacadam driveway offering ample off road parking, artificial grass, decorative blue slate chippings, stocked hedges and double garage.

## Garage

16'4" x 15'1" (5.00 x 4.60)

Electric up and over door, power points, lighting and houses the central heating boiler.





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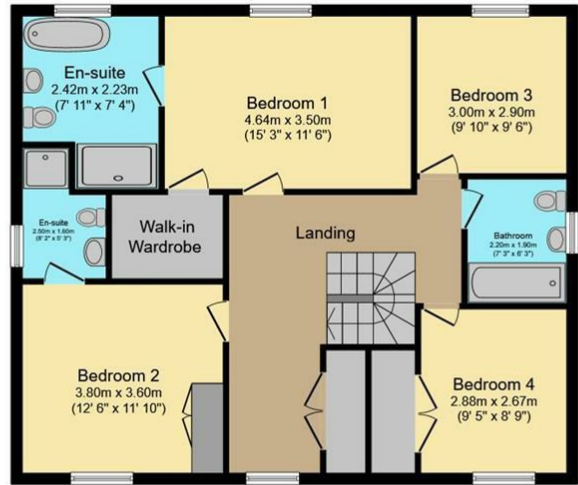
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### Ground Floor

Floor area 118.2 m<sup>2</sup> (1,272 sq.ft.)



### First Floor

Floor area 90.2 m<sup>2</sup> (971 sq.ft.)

TOTAL: 208.4 m<sup>2</sup> (2,243 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>		
(81-91) <b>B</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 2002/91/EC	

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