



**Plot 113, The Wentworth St. Asaph,
Denbighshire, LL17 0LW**

£349,995



EPC - null

Council Tax Band - New Build

Tenure

- Freehold

, St. Asaph

4 Bedrooms - House - Detached

* ONE PLOT REMAINING!

Selling on behalf of Castle Green - The Wentworth a new build property. Being situated on the Maes Yr Haul development in the sought after location of Upper St. Asaph, surrounded by the scenic North Wales countryside, enjoying spectacular views of the Vale of Clwyd. Having easy access to the A55 expressway and within close proximity of all local schools and amenities. Be sure to speak to our team today and secure your dream home at Maes Yr Haul.



ADDED INCENTIVES!

To include Quartz work surfaces, flooring and Turf to the rear included.

ABOUT THE WENTWORTH

A new home doesn't fuse elegant design with contemporary features quite like The Wentworth does. A welcoming hallway leads to a spacious lounge emphasised by its beautiful bay window, while the open-plan kitchen/dining area forms the beating heart of this beautiful house. The master bedroom with en suite is one of four first-floor bedrooms offering plenty of family space. Finally, the cloakroom and an integrated garage are desirable features fit for modern family life.

ABOUT THE DEVELOPMENT

Nestled between the beautiful banks of the River Elwy and River Clwyd, surrounded by scenic North Wales countryside and a stone's throw from the historic cathedral city of St Asaph, you will find the beautiful new homes of Maes Yr Haul. Surrounded by spectacular views of the Vale of Clwyd, St Asaph is only a short drive from the busy coastal towns of Rhyl, Prestatyn, Abergele, Colwyn Bay, Llandudno and the vibrant city of Chester is only forty minutes away by car.



St Asaph

The city of St Asaph is surrounded by countryside and views of the Vale of Clwyd. It is situated close to a number of busy coastal towns such as Rhyl, Prestatyn, Abergele, Colwyn Bay and Llandudno. The historic castles of Denbigh and Rhuddlan are also nearby.

Its proximity to the A55 also means it has excellent transport links to larger cities such as Chester and Liverpool.

Offering primary and secondary schools, Cathedral, River Elwy, variety of restaurants and cafes, Tweedmill outlet, leisure centre and a range of convenience shops.

Ground Floor



Lounge

17'8" x 10'5" (5.38 x 3.18)

Kitchen/Diner

19'4" x 12'3" (5.89 x 3.73)

Utility room

8'5" x 6'6" (2.57 x 1.98)

Cloakroom

6'6" x 3'7" (1.98 x 1.09)

First Floor

Master bedroom

15'8" x 9'10" (4.78 x 3.00 (4.77 x 2.99))

En-suite

8'0" x 6'10" (2.44 x 2.08)

Bedroom Two

13'7" x 8'10" (4.14 x 2.69)

Bedroom Three

13'0" x 9'9" (3.96 x 2.97)

Bedroom Four

10'6" x 9'4" (3.20 x 2.84)

Bathroom

9'4" x 6'2" (2.84 x 1.88)

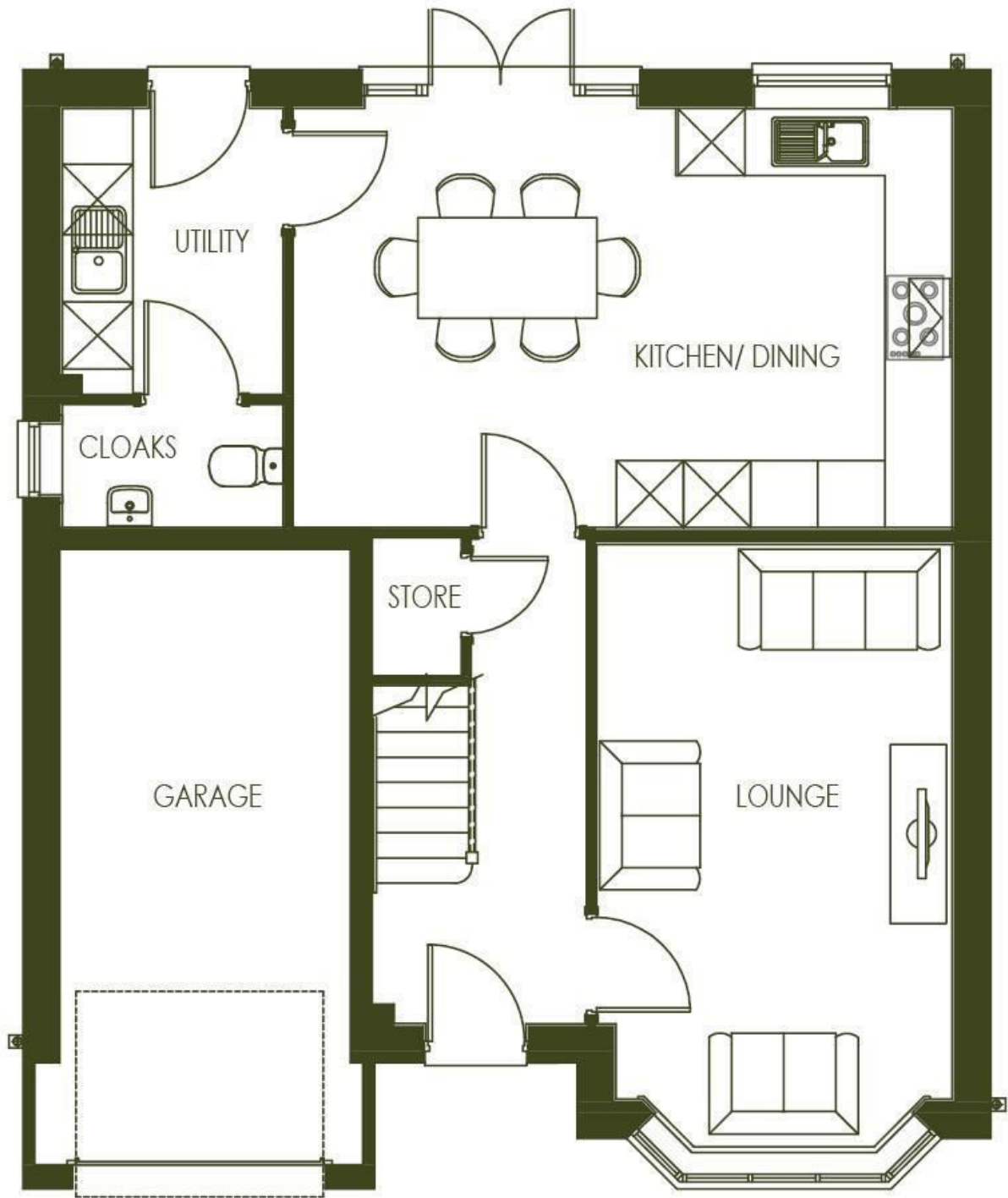
Garage

18'1" x 8'6" (5.51 x 2.59)

Notes

Please note all photos are Computer Generated Images from Castle Green.





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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.