

**5 Lothian Park, St. Asaph, Denbighshire,
LL17 0BY**

£215,500

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EPC - D56 Council Tax Band - D Tenure - Freehold

Lothian Park, St. Asaph

4 Bedrooms - House - Terraced

Available for sale a good size four bedroomed mid terraced house situated in a quiet cul-de-sac in the sought after cathedral city of St Asaph. The cul-de-sac offers a children's park and is within walking distance to the centre which boasts local shops, schools, restaurants and leisure centre. The accommodation affords hallway, living room, dining room, modern fitted kitchen, landing, four bedrooms and bathroom. There is a garden to the front garden and a yard to the rear. Added benefits include double glazing and gas central heating. Ideal first time buy or family home. Offered with No Onward Chain. EPC Rating - D56



Accommodation

A uPVC double glazed door leads into:

Entrance Hallway

Having radiator, power points and smoke alarm. Stairs off leads to the first floor accommodation.

Living Room

18'8" x 11'6" (5.69 x 3.53)

uPVC double glazed window looking to the front elevation, gas fire, power points and radiator. Two internal doors that leads to the dining room.

Dining Room

12'6" x 8'9" (3.83 x 2.69)

uPVC double glazed window looking to the rear elevation, power points and radiator. Door leading into the kitchen.



Kitchen

9'7" x 9'9" (2.94 x 2.98)

Wall, drawer and base units with worktop over, extractor hood, integrated gas hob, plumbing for a washing machine, void for a fridge freezer, extractor fan, power points, radiator, uPVC window, uPVC double glazed door leading to the rear garden and matte black sink, tap and drainer.

Bedroom One

13'10" x 12'0" (4.24 x 3.68)

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

Bedroom Two/Loft Room

13'6" x 11'1" (4.14 x 3.40)

Radiator, power points and velux window.

Bedroom Three

8'10" x 10'0" (2.695 x 3.070)

uPVC double glazed window looking to the front elevation, power points and radiator.



Bedroom Four/Dressing Room

8'2" x 12'1" (2.490 x 3.698)

uPVC double glazed window looking to the front elevation, power points and radiator.

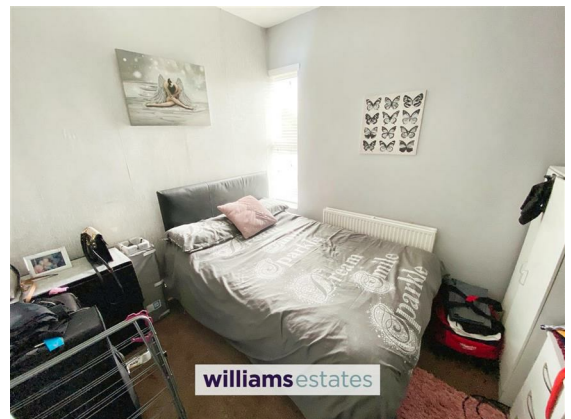
Bathroom

9'6" x 6'2" (2.92 x 1.88)

uPVC double glazed obscure window looking to the rear elevation, w/c, sink basin with vanity cabinet, bath with shower over and heated towel rail.

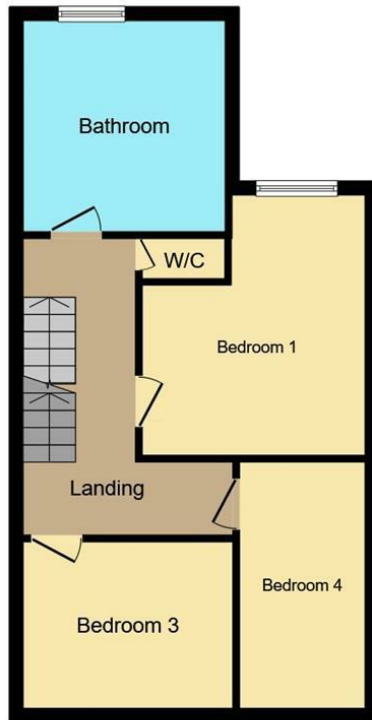
Outside

On approaching the property, there is a gate and pathway which leads you to the timber gate, accessing the front garden. The garden includes a patio area and decorative slate chippings. To the rear yard, there is a brick built shed for storage.

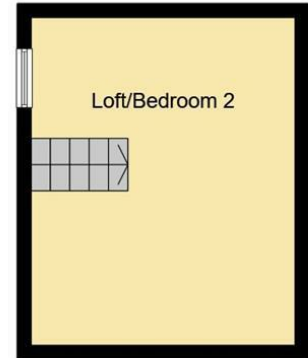




Ground Floor
Floor area 47.6 m² (513 sq.ft.)



1st Floor
Floor area 49.0 m² (528 sq.ft.)



Second Floor
Floor area 20.1 m² (217 sq.ft.)

TOTAL: 116.8 m² (1,257 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) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.