

# williams estates



## The Byre Llannerch Park, St. Asaph, Denbighshire, LL17 0BD

### £439,000

3 2 3 C

EPC - C72

Council Tax Band - F Tenure - Freehold

## SUMMARY

An impressive four bedroomed barn conversion located in the sought after cul-de-sac in Llannerch Park. The accommodation offers a living room, open plan kitchen/diner, four bedrooms, master with en-suite and bathroom. At the entrance you are approached by double gates and additional pedestrian gate which opens up to a courtyard. Added benefits include multiple integrated appliances and underfloor heating. Viewing is highly recommended. EPC Rating C72.



### Entrance Hallway

LED down-lights, two double glazed velux roof windows, storage cupboard with shelving and under floor heating Manifold system.

### Kitchen/Diner

21'5" x 15'7" (6.55 x 4.75 )

Composite double glazed front door and double glazed panel adjacent leads into the kitchen/diner, high gloss dark grey and off-white wall, drawer and base units, two tall standing cooker units with Neff integrated oven, Neff integrated microwave, plate warmer, soft close drawers, central island with additional drawer and base units, Neff induction hob, one and half bowl sink with mixer tap, granite worktops, under unit lighting, integrated cupboard housing a worcester bosch gas fired combination boiler, power points, plumbing for washing machine, space for tall fridge freezer, led lighting, Palma lightning, four uPVC double glazed windows and exposed roof trusses. Cottage door opens into the living room.

### Living Room

21'10" x 15'5" (6.68 x 4.72 )

High voltage ceiling, exposed roof trusses, oak flooring with under floor heating, mains gas log burner effect fire, two double glazed velux roof windows, double glazed window to the front elevation, modern LED uplighters, double glazed composite door, stairs which lead up to the study/bedroom four with under stairs storage cupboard

### Bedroom Four

22'6" x 9'8" (6.88 x 2.97 )

Two double glazed velux roof windows, double radiator and full length storage cupboards within the eaves on both sides of the rooms

### Bedroom One

15'3" x 16'7" (4.67 x 5.08 )

Built-in wardrobes with sliding mirrored doors, double glazed window, under floor heating and oak skirting boards.

### En-Suite

6'11" x 5'6" (2.11 x 1.68 )

Large shower enclosure, wash basin, W/C, fitted furniture, floor to ceiling modern tiles, extractor fan and double glazed window.

### Bedroom Three

11'6" x 8'5" (3.53 x 2.59)

Under floor heating and double glazed window to the front elevation.





### Bedroom Two

12'8" x 8'2" (3.88 x 2.49)

Under floor heating and double glazed window to the front elevation.

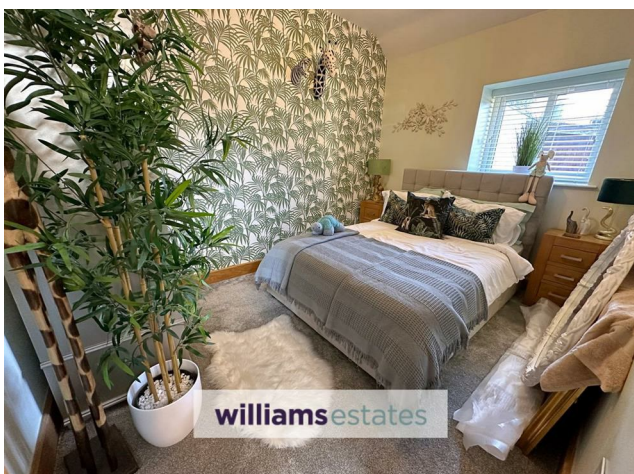
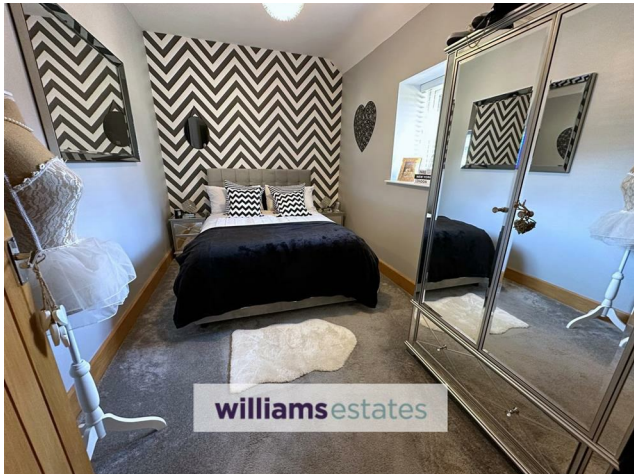
### Bathroom

7'6" x 8'2" (2.31 x 2.51 )

Roll top bath, wall mounted shower cascade tap, shower enclosure, fitted furniture, wash basin, W/C, illuminated mirror with LED lighting, floor to ceiling tiling with marble effect and double glazed window.

### Outside

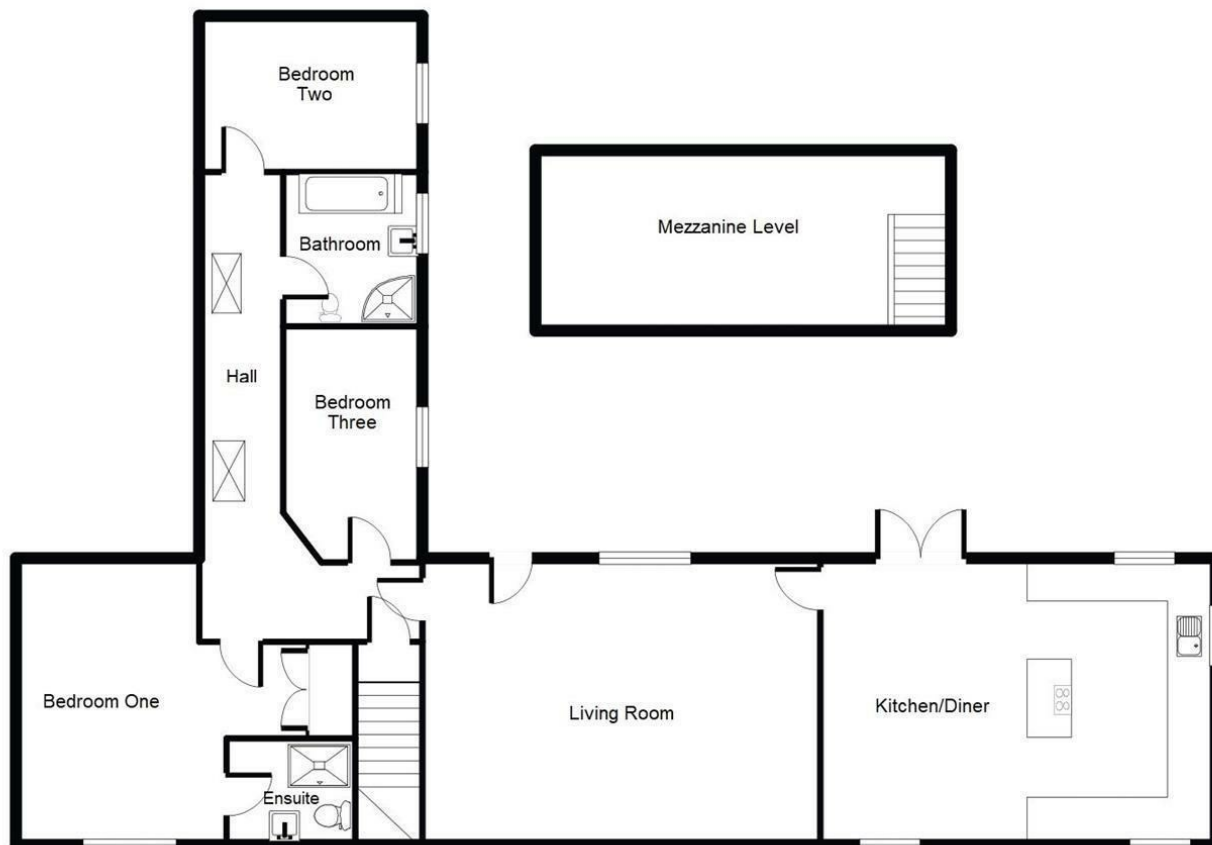
To the outside is a double gates and additional pedestrian gate which opens up to a courtyard which is block paved and garage with double doors.











### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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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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.