



Trem Y Ddol Rhualt, St. Asaph, LL17 OTP

£550,000

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EPC - TBC Council Tax Band - G Tenure - Freehold

SUMMARY

A charming four bedroomed detached home located in the picturesque village of Rhualt. The property comprises living room, kitchen/diner, conservatory, utility room, cloakroom, study, four bedrooms, ensuite and walk-in wardrobe and family bathroom. To the outside is a driveway, detached garage, providing ample parking and a stream to the rear garden providing a touch of natural beauty to the surroundings. Viewing is highly recommended



Entance Hallway
oak effect flooring, power points and underfloor heating.

Cloakroom
Under floor heating

Living Room
18'6" x 16'6" (5.65m x 5.03m)
Double glazed window looking to the front elevation, double glazed french doors leading to the rear garden, power points, underfloor heating, coved ceiling and feature fireplace.

Study
14'1" x 10'4" (4.30m x 3.15m)
Coved ceiling, power points, underfloor heating, and two double glazed windows looking to the front and side elevation.

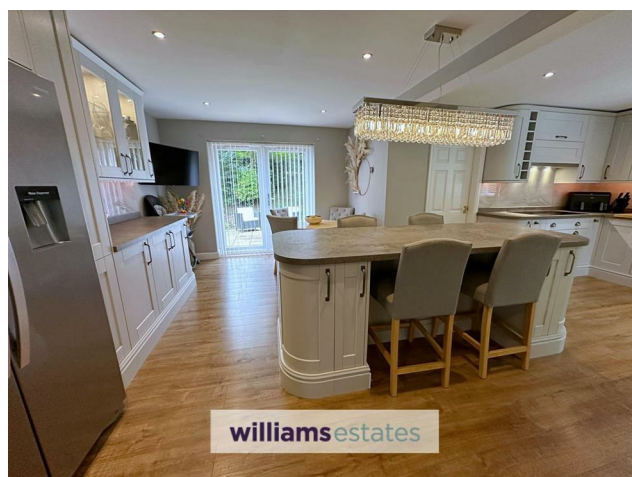
Kitchen
13'3" x 11'7" (4.06m x 3.54m)
An extensive range of units comprising drawers, base units and wall units, curved corner units, high skirting boards, central island with seating for four and has additional storage, integrated dishwasher, soft close pan drawers, five ring induction Smeg hob with full width Neff stainless steel extractor hood above, integrated Neff double oven, integrated Neff microwave, 1.5 bowl single drawer ceramic sink with mixer tap and detachable spray, glazed illuminated display units, space for an American style fridge freezer, pull-out larder unit, oak effect flooring and underfloor heating.

Conservatory
12'1" x 9'7" (3.70m x 2.94m)
Double glazed French doors leading to the rear garden, underfloor heating, oak effect flooring and tongue and groove vaulted ceiling.

Utility Room
3.55m x 1.48m
Base units with worktop over, 1.5 bowl single drawer ceramic sink with mixer tap and detachable spray, tiled splash back, underfloor heating and oak effect flooring.

Bedroom One
18'8" x 9'5" (5.69m x 2.89m)
Power points, underfloor heating and double glazed windows looking to the front and side elevation.

Walk-in Dressing Room
8'7" x 4'10" (2.64m x 1.48m)
Power points, underfloor heating and lighting.





En-Suite

6'11" x 6'0" (2.11m x 1.83m)

Double glazed obscure window, wash basin with vanity unit, low flush w.c, shower enclosure, under floor heating, chrome and inset spot lighting.

Bedroom Two

12'4" x 9'4" (3.76m x 2.85m)

Power points, underfloor heating, fitted bedroom furniture with storage and two double glazed window looking to the front and rear elevation.

Bedroom Three

16'7" x 8'10" (5.06m x 2.71m)

Two double glazed window looking to the front elevation, under floor heating, power points and storage cupboard.

Bedroom Four

16'1" x 9'2" (4.92m x 2.80m)

Power points, underfloor heating and double glazed window looking to the rear elevation.



Bathroom

12'8" x 8'11" (3.88m x 2.72m)

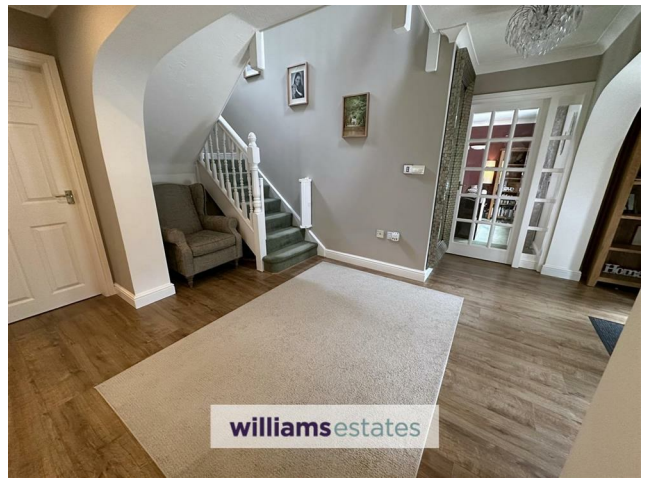
Wash basin with vanity unit, bath, shower enclosure, low flush w.c, inset spot lighting, chrome heated towel rail, underfloor heating, part tiled walls and double glazed obscure window.



Outside

The property is approached by a stone driveway leading to the property and detached garage surrounded by well stocked borders with shrubs and trees. The front garden is laid to lawn which follows to the side and rear garden with a stream and bridge over.









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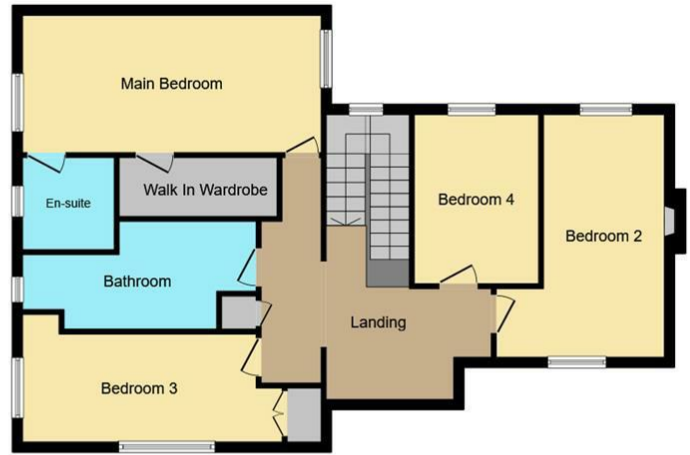


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Ground Floor

Floor area 101.8 m² (1,095 sq.ft.)



First Floor

Floor area 90.0 m² (969 sq.ft.)

TOTAL: 191.8 m² (2,065 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417

Denbigh@williamsestates.com

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.