

# williams estates



**Dyffryn Aur Glascoed Road, St. Asaph,  
LL17 0LH**

**£385,000**

 3  2  3  F

**EPC - F24**

**Council Tax Band - F    Tenure - Freehold**



## SUMMARY

**\*\*No Chain \*\*** A three bedroom detached character property located in a sought after area of St Asaph. The property is located in a semi-rural area but is also within easy access of local shops, schools and amenities, as well as having close proximity to the A55 expressway with links to Conwy, Chester and Liverpool. The accommodation comprises living room, kitchen, dining room, snug, downstairs shower room, three bedrooms and family bathroom and separate W/C. This property occupies a good size plot with ample off-road parking, a garage and well maintained south facing garden. Internal viewing is highly recommended. EPC Rating F24.





### Accommodation

uPVC double glazed obscure French doors leading into the:

#### Entrance Porch

With tiled flooring, cloak hanging space, shelving and a glazed timber door into

#### Hallway

Having radiator, storage under the stairs and glazed window to the side elevation and doors off.

#### Living Room

12'11" x 13'3" (3.96 x 4.04)

Radiator, open fire with feature surround, ornate ceiling, uPVC double glazed window to the front elevation and uPVC double glazed bay window looking to the rear garden.

#### Dining Room

12'10" x 13'0" (3.93 x 3.98)

Feature fire place, radiator, ornate ceiling, uPVC double glazed window to the rear elevation and glazed door to the snug.

#### Snug

7'1" x 8'8" (2.18 x 2.66)

Radiator, uPVC double glazed door and window to the rear.

#### Shower Room

Shower enclosure, wash basin, w/c, chrome heated towel rail and floor to ceiling tiling.

#### Kitchen

11'1" x 13'8" (3.38 x 4.19)

Wall, base and drawer units with worktop over, integrated dishwasher, single drainer sink with mixer tap, space for range cooker, radiator, two uPVC double glazed windows one to the rear and one to the side elevation, opening through to the utility area; plumbing for a washing machine, space for dryer, additional wall units and uPVC double glazed window to the side elevation.

#### Walk-In Pantry

Tiled flooring, shelving and window.

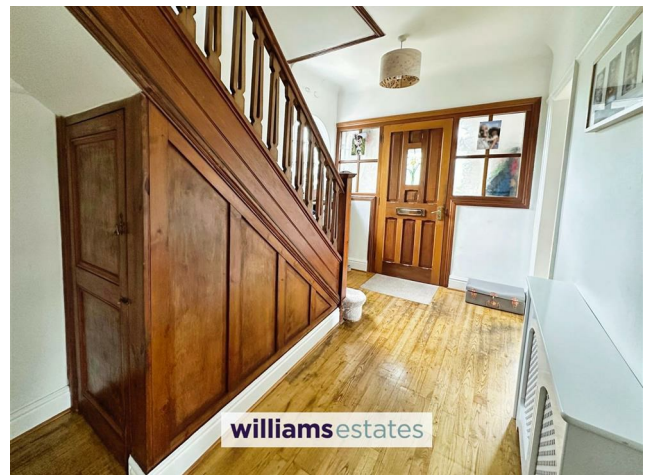
#### Landing

Loft access hatch and radiator.

#### Bedroom One

12'11" x 13'1" (3.96 x 4.01)

Built-in wardrobes, radiator, double glazed windows to the side and rear elevation.







### Bedroom Two

13'0" x 12'2" (3.98 x 3.71)

Built-in wardrobes, radiator, uPVC window to the side and rear elevation.

### Bedroom Three

11'1" x 6'7" (3.4 x 2.03)

Radiator and uPVC double glazed window to the side and front.

### Bathroom

Shower enclosure, bath, wash basin, chrome heated towel rail and uPVC double glazed window.

### W/C

W/C, uPVC double glazed window.

### Outside

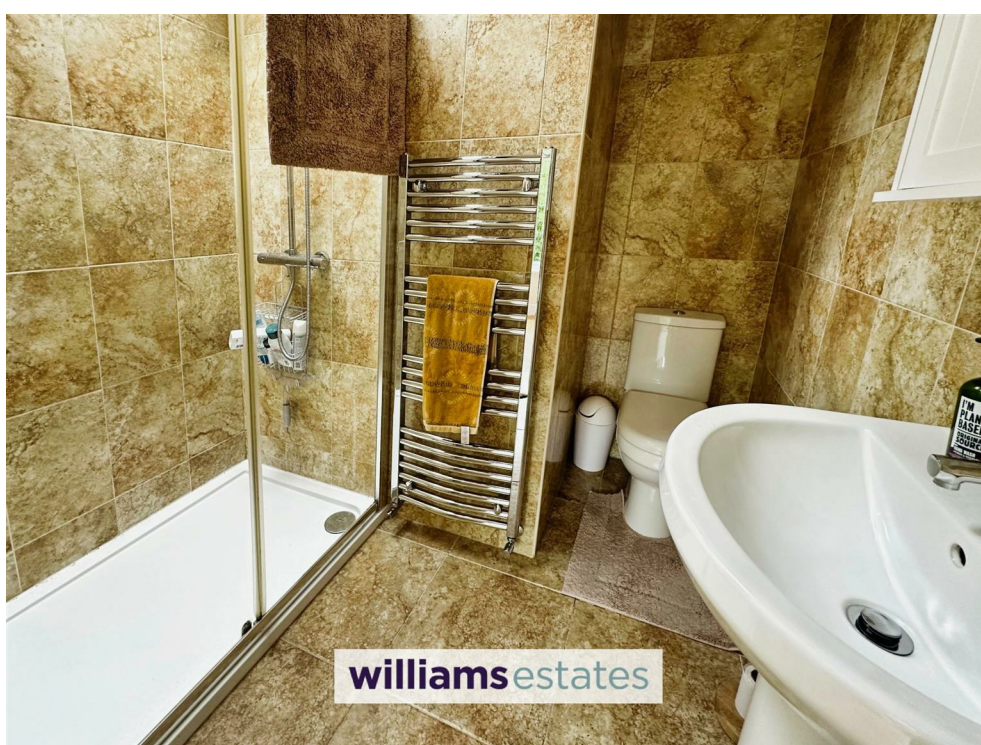
Double drive for off-road parking leads to an attached garage. The south facing rear garden offers two large paved patio areas enjoying a sunny aspect. Steps down lead to large lawned areas, mature trees and cottage beds.















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## Ground Floor

Floor area 94.9 m<sup>2</sup> (1,022 sq.ft.)



## First Floor

Floor area 55.0 m<sup>2</sup> (592 sq.ft.)

**TOTAL: 149.9 m<sup>2</sup> (1,614 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](http://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>		<b>58</b>
(39-54) <b>E</b>	<b>24</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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