



**Rhondda Heol Esgob, St. Asaph, LL17
OPN**

£190,000

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EPC - D65 Council Tax Band - D Tenure - Freehold

Heol Esgob, St. Asaph

3 Bedrooms - Bungalow - Detached

No Onward Chain!! - A spacious detached bungalow in the well favoured cathedral city of St. Asaph. The accommodation briefly comprises of three bedrooms, good size living room, kitchen, bathroom and garage. The property also benefits from double glazing throughout, gas central heating, off road parking and a good size lawned garden to the rear. EPC Rating D65.



Accommodation

uPVC double glazed door with matching side panels opens into:

Entrance Hall

With loft access, power points and radiator.

Living Room

16'7" x 10'4" (5.05m x 3.15m)

A spacious lounge with feature fireplace and gas fire, power points, radiator, double glazed sliding doors to the rear and a further double glazed window to the front elevation.

Kitchen/ Breakfast Room

11'6" x 8'4" (3.51 x 2.54)

Offering a range of wall, drawer and base units with work surfaces over, void for fridge freezer, sink and drainer with mixer taps, tiled splash backs, void for gas hob and oven, power points, radiator, double glazed window to the rear and further uPVC door leading out to the rear garden.

Bedroom One

11'6" x 11'4" (3.51 x 3.45)

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

Bedroom Two

14'10" x 6'8" (4.52 x 2.03)

With power points, radiator and a Upvc double glazed window to the rear.

Bedroom Three

7'11" x 6'8" (2.41 x 2.03)

Having power points, radiator and a Upvc double glazed window to the front.

Bathroom

A modern suite with low flush W.C, panelled bath with shower over, pedestal wash basin, partly tiled walls, radiator, extractor fan and double glazed obscure window to the front.



Outside

The property is approached by a good size driveway for ample off road parking, bounded by timber fencing for privacy.

Access to the garage and rear garden.

The rear garden is mainly laid to lawn with a mixture of shrubs, greenhouse, timber shed and bounded by fencing for privacy.

Directions

Proceed from the Denbigh office left onto Vale Street, proceed down to the traffic lights turning left onto Rhyl Road. Follow along to large roundabout taking the second exit signposted 'St Asaph'. Proceed through the village of Trefnant. When entering St Asaph take a left at the mini roundabout, proceed down the high street taking the second exit at the next mini roundabout, proceed down and take the left after the car garage, the property can be seen on the left hand side by way of a for sale board.





Floor Plan

Floor area 70.9 m² (763 sq.ft.)

TOTAL: 70.9 m² (763 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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(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.

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