

williams estates



7 The Paddock, St. Asaph, LL17 0AQ

£400,000

 4  3  4  C

EPC - C71

Council Tax Band - F Tenure - Freehold

SUMMARY

An exceptional opportunity to acquire this beautifully positioned four-bedroom detached home, nestled at the end of the quiet cul-de-sac, The Paddock. Conveniently located near local amenities and offering excellent transport links via the A55 to Llandudno, Chester, Liverpool, and Manchester.

Set on a generous plot, the property boasts ample off-road parking for multiple vehicles and features large, private gardens. The well-designed interior briefly comprises an entrance porch, reception hall, spacious living room, snug, open-plan kitchen/diner/sitting area, downstairs W.C., and an integral garage. Upstairs, you'll find three double bedrooms (one with an en-suite), a single bedroom, and a family bathroom. Further benefits include under floor heating to the first floor bathroom, CCTV and alarm system. EPC Rating TBC.



Accommodation

Consisting of a uPVC glazed door with an obscure glazed side panel leading into

Entrance Porch

Featuring tiled flooring and a wooden glazed door with glass panels

Reception Hall

10'5" x 6'4" (3.191 x 1.953)

Staircase leading to the first floor, doors off and a single radiator.

Living Room

19'6" x 12'0" (5.950 x 3.670)

A bright and spacious living room featuring a uPVC double-glazed window at the front, a bay window on the side, a gas fire, two radiators, and a coved ceiling.

Snug

15'3" x 10'4" (4.656 x 3.174)

A bright and spacious room with a uPVC double-glazed window to the front elevation, a double radiator, a fireplace, ample wall sockets, and a door leading into the kitchen.

Kitchen

12'4" x 11'4" (3.778 x 3.469)

Featuring complementary worktops with matching wall and base units, a five-ring gas hob with a fitted extractor fan above, tiled splash back, drainer sink, space for a tall fridge/freezer, ample wall sockets, a uPVC double-glazed window to the rear elevation, an opening to the dining room, and doors leading to the living room and rear porch.

Dining Room

12'4" x 10'2" (3.781 x 3.118)

Ample space for a large dining table, a recessed storage cupboard, a double radiator, a uPVC double-glazed window to the rear, and an opening leading into

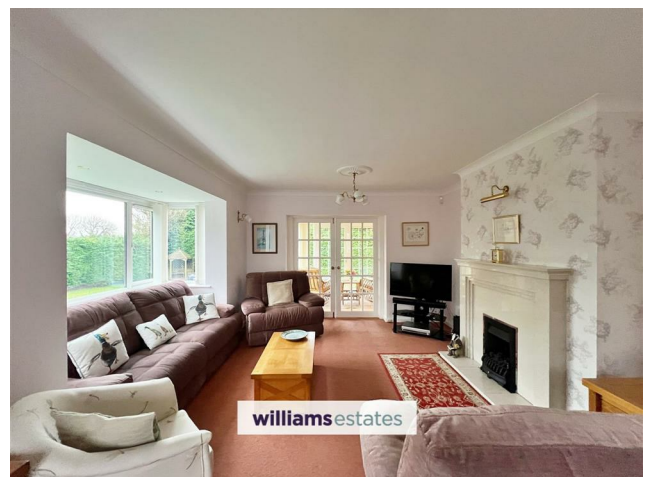
Sitting Area

11'11" x 7'2" (3.639 x 2.199)

Featuring uPVC French doors with glazed panels on either side opening to the rear garden, a uPVC double-glazed window to the side elevation, French doors leading into the main living room, and a radiator.

Rear Porch

Providing access to the downstairs W.C., the integral garage, and a uPVC glazed door leading to the rear garden.





Downstairs W.C.

6'0" x 2'10" (1.854 x 0.882)

Featuring a low-flush W.C., a wall-mounted wash basin, full tiling, a double radiator, and a uPVC obscure window to the rear elevation.

Landing

With doors off to all rooms and loft access hatch

Bedroom One

16'6" x 10'0" (5.042 x 3.053)

Spacious double bedroom featuring fitted mirrored wardrobes, a uPVC double-glazed window to the front elevation, two double-glazed windows to the side elevation, a single radiator, and a door leading to the en-suite.

En-Suite

11'11" x 6'4" (3.649 x 1.954)

Spacious en-suite bathroom featuring a Jacuzzi bath, a low-flush W.C., a corner shower enclosure, a pedestal wash basin, a chrome wall-mounted towel rail, an extractor fan, a uPVC obscure window to the rear, recessed down lights, and full floor-to-ceiling tiling.

Bedroom Two

13'4" x 10'11" (4.076 x 3.330)

Spacious double bedroom with fitted wardrobes, a double radiator, and a uPVC double-glazed window to the front elevation.

Bedroom Three

11'5" x 9'6" (3.485 x 2.905)

Double bedroom with a uPVC double-glazed window to the rear elevation and a double radiator.

Bedroom Four

10'0" x 7'4" (3.053 x 2.237)

Recessed storage cupboards, a uPVC double-glazed window to the front elevation, and a double radiator.

Family Bathroom

7'6" x 6'2" (2.299 x 1.889)

Bathtub, low-flush W.C., pedestal wash basin, recessed storage cupboard, walk-in shower enclosure, laminate flooring, fully tiled walls, recessed down lights, and a uPVC double-glazed obscure window to the rear elevation.

Garage

Integral single garage providing electric.

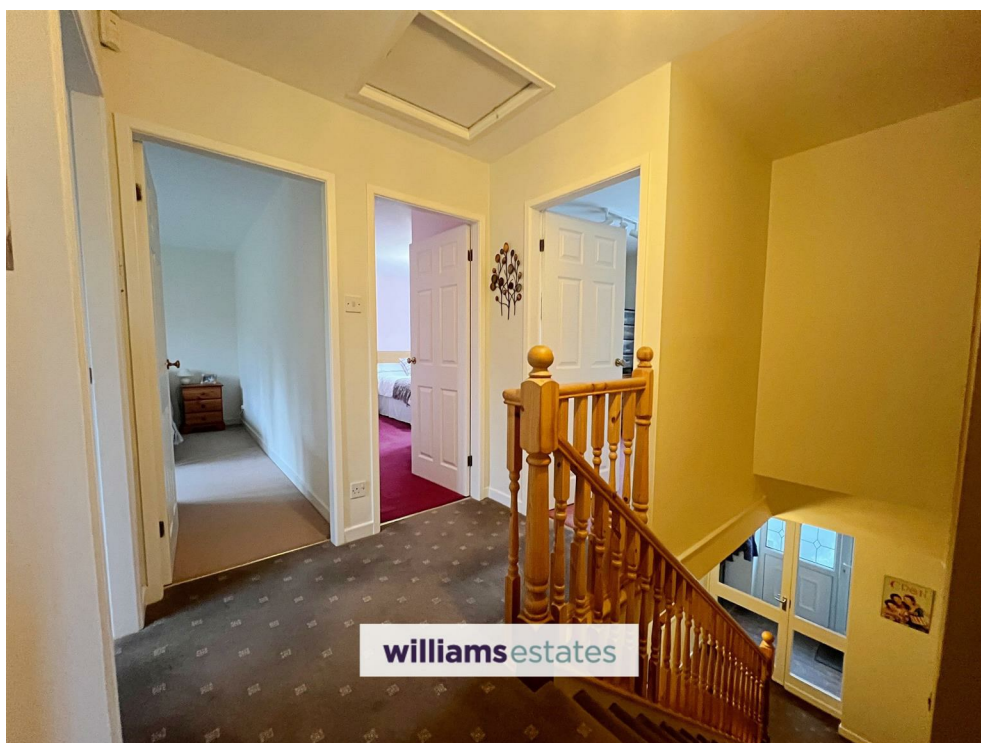
Outside

Spacious front garden with parking for multiple vehicles, featuring block paving and stone chippings. There is access to the rear garden through a timber gate. The large rear garden is

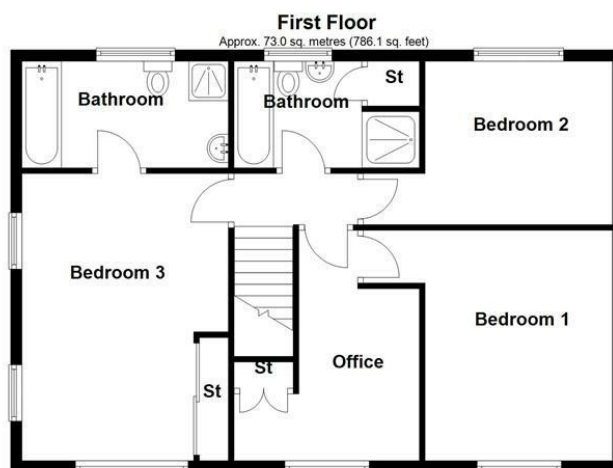
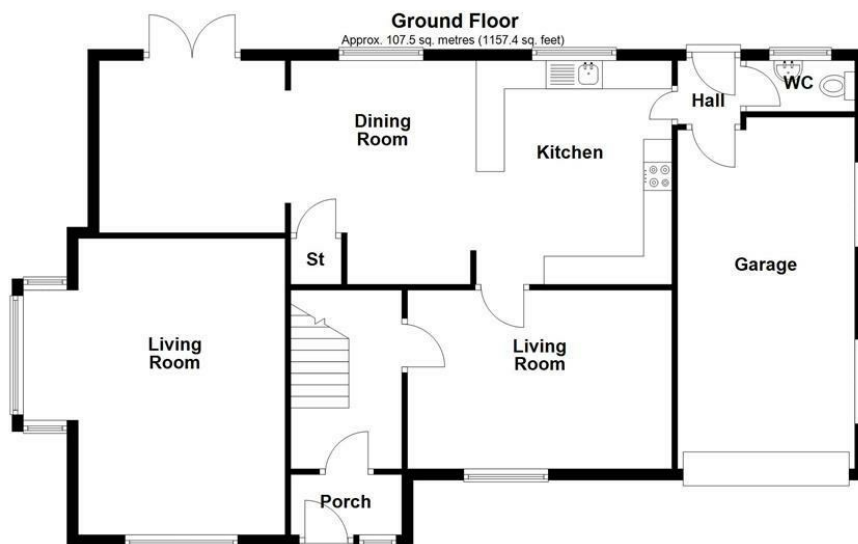


primarily laid to lawn, bordered by tall mature hedging, offering a private and peaceful space.









Total area: approx. 180.6 sq. metres (1943.5 sq. feet)

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		
(69-80) C	71	81
(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.