



**Greystones Cathedral Walk, St. Asaph,  
LL17 0DL**

**£479,000**

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**EPC - C72    Council Tax Band - G    Tenure - Freehold**



# Cathedral Walk, St. Asaph

## 5 Bedrooms - House

No Onward Chain! - An immaculately presented detached house, located in a quiet cul-de-sac overlooking the St. Asaph Cathedral. Standing on a generous plot with beautiful gardens and ample off road parking, detached garage and workshop. The property was designed and built by the present owners in 1987. Situated 1.5 miles away from the A55 expressway allowing links to Chester, Liverpool and beyond. In brief, the property comprises of a welcoming entrance hall, living room with conservatory off, dining room, study, downstairs shower room and kitchen/breakfast room. To the first floor, four double bedrooms, master with en-suite and family bathroom. Steps leads up to the second floor with a large open space and two connecting rooms, ideal for a further bedroom with study/dressing room/ en-suite. The rear garden has a fabulous patio area for outdoor entertaining, with a large private lawn for a sunny private aspect. Viewing is highly recommended. EPC Rating C72.



### Accommodation

uPVC glazed door with glazed panel to the side into

### Entrance Porch

5'10" x 4'0" (1.788 x 1.235)

With tiled flooring, exposed brick and a wooden glazed door into:

### Reception Hall

15'3" x 11'1" (4.664 x 3.386)

An inviting bright and spacious hall with doors off, turned staircase to the first floor, traditional radiator and under stair storage.

### Living Room

21'0" x 12'10" (6.425 x 3.917)

A spacious living room, with double doors into the dining room and double doors into the conservatory, there is a recessed feature gas fire place and a radiator.

### Conservatory

14'11" x 11'6" (4.552 x 3.512)

uPVC double glazing surrounds, with French doors leading to the garden on either side of the conservatory.

### Kitchen/Breakfast Room

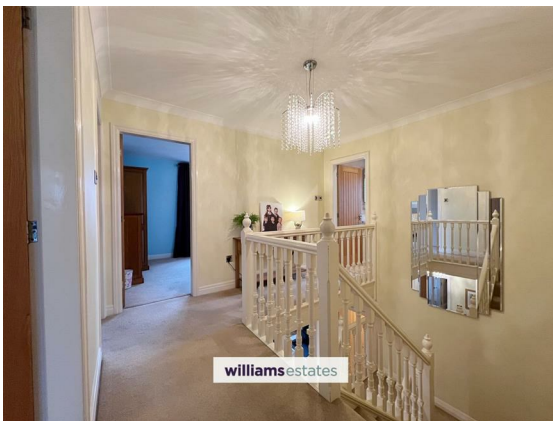
17'3" x 10'8" (5.277 x 3.275)

This stylish kitchen features tiled flooring and sleek granite worktops, including a central island with a breakfast bar, integrated pull-out USB port, and under-island storage cupboards. The space is complemented by a range of matching high-gloss wall and base units, two NEFF double ovens with a fitted warming drawer, and a drainer sink with a mixer tap. Granite splashbacks, while a five-ring gas hob sits beneath a stainless steel extractor hood. Additional highlights include an integrated dishwasher, a chrome-mounted radiator, and recessed downlights. Double doors lead to a compact utility room housing the Worcester gas boiler, along with provisions for a washing machine and tumble dryer. There is also a designated space for a tall-standing double fridge/freezer. Natural light floods the room through two uPVC double-glazed windows on the rear and side elevations, with a matching glazed door providing access to the side.

### Dining Room

12'10" x 9'4" (3.921 x 2.856)

Bright and spacious dining room, with an expansive uPVC double glazed window to the front elevation, and glazed French doors into the living room and a radiator. The dining area can easily accommodate a dining table for 8-10 people with ease.



## Study

9'4" x 9'11" (2.862 x 3.034)

An additional room with a uPVC double glazed window to the front elevation, radiator and ample wall sockets.

## Downstairs Shower Room

5'7" x 6'4" (1.725 x 1.953)

Fully tiled throughout, this shower room features a spacious walk-in shower enclosure, a low-flush W.C., and a sleek vanity wash basin. A radiator with an integrated chrome towel rail, recessed downlights, extractor fan and a uPVC obscure-glazed window on the side elevation

## Master Bedroom

15'3" x 9'7" (4.673 x 2.941)

King size bedroom with a uPVC double glazed window to the rear elevation, a range of fitted wardrobes and dresser units, double radiator, ample wall sockets and door into

## En-suite

6'4" x 5'1" (1.945 x 1.568)

Tiled from floor to ceiling, walk in shower enclosure, low flush W.C., vanity wash hand basin, recessed downlights, extractor fan and a chrome heated towel rail.

## Bedroom Two

13'10" x 9'4" (4.232 x 2.859)

Large double bedroom with a uPVC double glazed window to the front elevation, ample wall sockets and a double radiator.

## Bedroom Three

10'7" x 10'9" (3.238 x 3.281)

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

## Bedroom Four

10'9" x 9'4" (3.286 x 2.852)

Double bedroom, uPVC double glazed window to the front elevation and a double radiator.

## Bedroom Five

21'1" x 13'9" (6.451 x 4.194)

With plenty of recessed storage space, a glazed window looking through to the staircase, roof window providing fantastic views of the vale, double radiator, wall sockets, and further room which could be classed as a dressing room amongst multiple other uses, this room features recessed storage cupboards, double radiator and roof window.

This room measures: 9'6" x 11'1"

## Family Bathroom

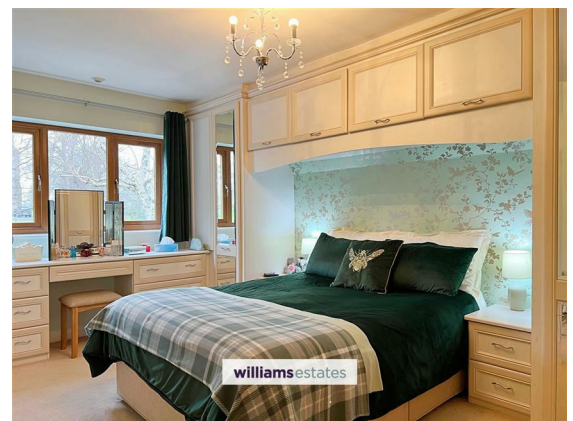
8'8" x 5'7" (2.653 x 1.722)

Tiled from floor to ceiling, a low flush W.C., vanity wash basin, free standing bath tub with shower attachment, extractor fan, recessed downlights, traditional radiator and towel rail and a uPVC obscure window to the side elevation.

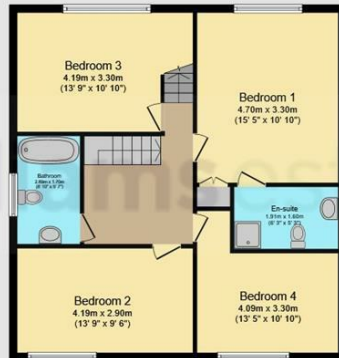
## Outside

Set on a generous plot, this home offers excellent outdoor space. At the front, a spacious driveway provides ample off-road parking and leads to a detached garage, with additional space to the side—ideal for caravan or boat storage. A paved pathway guides you to the front entrance and extends around the property for easy access.

The rear garden is a true sanctuary, with a beautifully curved patio creating the perfect setting for outdoor entertaining, seamlessly flowing onto a well-maintained lawn. Mature trees and lush hedgerows enclose the space, offering a private setting.







**TOTAL: 258.1 m<sup>2</sup> (2,778 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)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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