

# williams estates



**3 Maes Rathbone, Waen, LL17 0AD**

**£250,000**

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**EPC - TBC**

**Council Tax Band - C**

**Tenure - Freehold**



## SUMMARY

A traditional three bedroom semi-detached house forming part of this small rural hamlet, some 3 miles of St Asaph and within easy reach of the A55 Expressway enabling ease of access throughout the region. Occupying an attractive semi-rural position bordering open fields to the rear and with far reaching views over the surrounding countryside. Modernised throughout, comprising of a bright entrance hall, lounge, kitchen/diner with utility off. Three bedrooms to the first floor and family bathroom. Further benefits include double glazing and oil central heating. Viewing is recommended. EPC Rating TBC.





## Accommodation

uPVC double glazed door with glass panels adjacent leads into:

### Entrance Hall

A bright open entrance hall with laminate flooring, radiator, power points and stairs off to further accommodation.

### Lounge

11'1" x 18'6" (3.389 x 5.644)

A spacious lounge with feature fireplace with a slate hearth and multi-fuel log burner, radiators, power points, double glazed window to the front and further patio doors leading out to the rear garden.

### Kitchen/Diner

7'10" x 17'3" (2.407 x 5.273)

Offering a range of modern wall, drawer and base units with work surfaces over, stainless steel sink with mixer tap, integrated four ring electric hob and extractor hood above, integrated dishwasher, oven and microwave, plumbing for washing machine, tiled flooring, radiator, power points and double glazed window to the front and rear.

### Utility Room

6'0" x 8'1" (1.83m x 2.46m)

A range of continued wall and base units with work surfaces over, space for fridge freezer, tiled flooring, power points and double glazed door leading to the rear garden.

### Landing

Having a loft access hatch with pull down ladder, power point and window to the rear overlooking the stunning views of the countryside.

### Bedroom One

14'4" x 6'5" minimum 10'5" maximum. (4.37m x 1.96m minimum 3.18m maximum.)

Having radiator, power points and dual aspect double glazed windows to the front.

### Bedroom Two

9'10" x 9'7" (3.018 x 2.936)

Having radiator, power points and double glazed windows to the front.

### Bedroom Three

10'10" x 7'4" (3.307 x 2.240)

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





## Bathroom

7'9" x 6'6" (2.382 x 1.993)

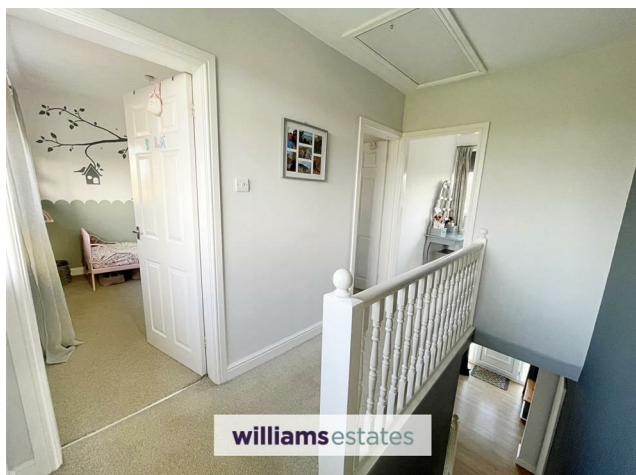
Offering a four piece suite with low flush W.C, pedestal basin, corner shower, panelled bath, heated towel rail, part tiled walls, tiled flooring and double glazed obscure window to the side.

## Outside

The property is approached via a good size front paved garden with cast iron double gates.

Pathway leading to the rear.

The rear garden is mainly laid to lawn with a detached garage, paved patio area and views of the open fields.

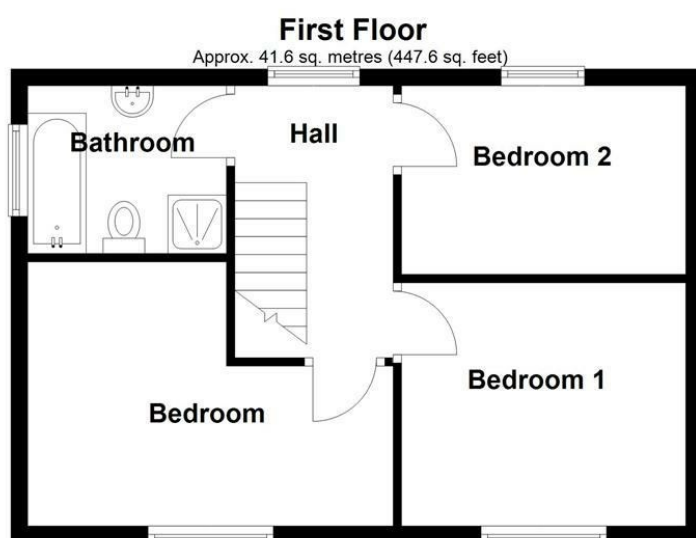












Total area: approx. 85.3 sq. metres (918.5 sq. feet)

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 |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | <b>74</b> |
| (55-68) <b>D</b>                                   | <b>59</b>                  |           |
| (39-54) <b>E</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<br>2002/91/EC |           |

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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.