

williams estates



**1 Mill Cottage Wigfair, St. Asaph, LL17
0ET**

£265,000

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EPC - TBC Council Tax Band - D Tenure - Freehold

SUMMARY

Video Tour Available... a two bedroomed three storey property situated in an idyllic location in Wigfair just outside of St Asaph. With local amenities and easy access to the A55 North Wales Expressway with excellent transport links to larger cities such as Chester and Liverpool. The accommodation comprises living room, kitchen, dining room, conservatory, two bedrooms and bathroom. To the outside, a well maintained rear garden with slate chippings, mature shrubs and hedge borders. To the front, a workshop and car-port. Viewing is highly recommended. EPC Rating E44.



Dining Room

8'11" x 13'8" (2.722 x 4.185)

uPVC double glazed windows to the front, log burner, composite front door, power points and radiator.

Bathroom

13'10" x 7'2" (4.226 x 2.195)

Obscure uPVC double glazed windows to the rear, sink basin, w/c, bath, enclosed shower, radiator and storage cupboard.

Bedroom One

9'1" x 13'9" (2.773 x 4.193)

uPVC double glazed window to the front, power points, storage cupboard and radiator.

Bedroom Two

7'2" x 13'5" (2.205 x 4.113)

Window looking to the rear, radiator and power points.

Living Room

11'11" x 12'10" (3.651 x 3.915)

Log burner, two uPVC windows looking to the front, uPVC door looking to the front, power points, radiator, storage cupboard.

Kitchen

7'0" x 13'11" (2.140 x 4.246)

Wall, drawer and base units with wooden worktop over, butchers sink, void for oven, void for large fridge freezer, power points, void for dishwasher, tiled flooring, window looking into the conservatory.

Conservatory

7'9" x 13'11" (2.383 x 4.250)

Tiled flooring, uPVC double glazed windows, power points.

Outside Utility Room

19'4" x 3'11" (5.903 x 1.214)

Plumbing for a washing machine, void for a dryer, oil fired Worcester boiler, lighting, power points.

Outside

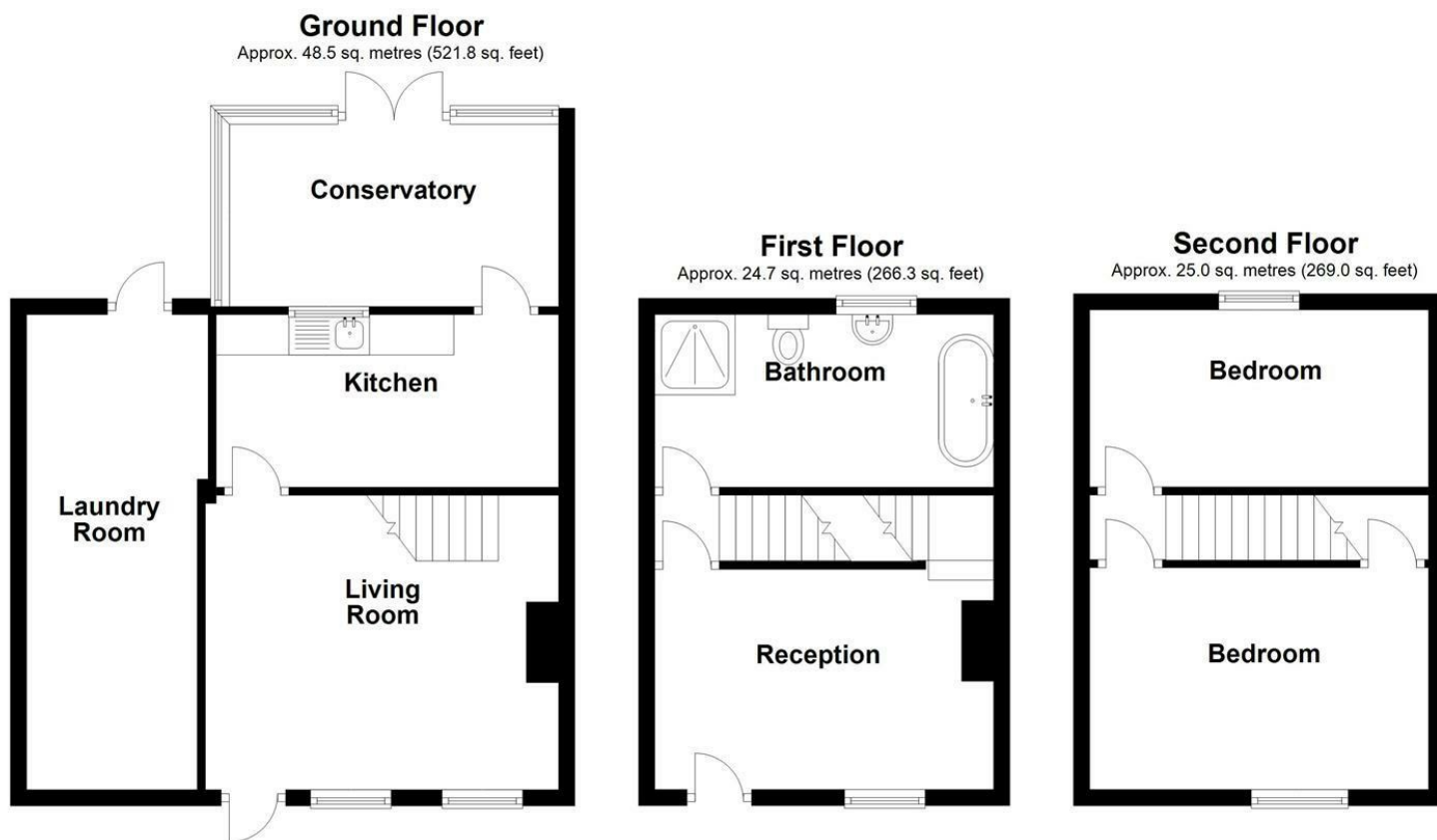
To the rear is slate chipping, mature shrubs, hedge borders with a patio area enjoying the countryside views. Summer house at the end of the garden and steps leading up the front elevation. The front offers off-road parking, carport and workshop.











Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.