



**2 Leslie Terrace Lower Street, St. Asaph,  
LL17 0SH**

**£90,000**

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**EPC - D57    Council Tax Band - B    Tenure - Freehold**



# Lower Street, St. Asaph

## 1 Bedrooms - House - Terraced

Attention Investors! No Chain - A one bedroom terrace house, located in a convenient location in the centre of St. Asaph, close to all local amenities, and easy access onto the A55. The accommodation briefly comprises, living room, kitchen, bedroom, bathroom and rear garden. EPC Rating - TBC



### Accommodation

Door leading into:

### Living Room

12'10" x 9'4" (3.919 x 2.860)

Laminate flooring, open feature fireplace with brick surround, a uPVC double glazed window to the front and a brick arch way into the kitchen.

### Kitchen

11'1" x 9'3" (3.399 x 2.844)

Complimentary worktops with matching wall and base units, stainless steel drainer sink with mixer tap over, tiled splash backs, plumbing for a washing matching, wall mounted gas boiler, room for a free standing fridge, obscure double glazed window to the rear and a uPVC door to the rear garden.



### Bedroom

12'11" x 9'7" (3.944 x 2.945 )

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

### Bathroom

9'5" x 7'0" (2.882 x 2.144)

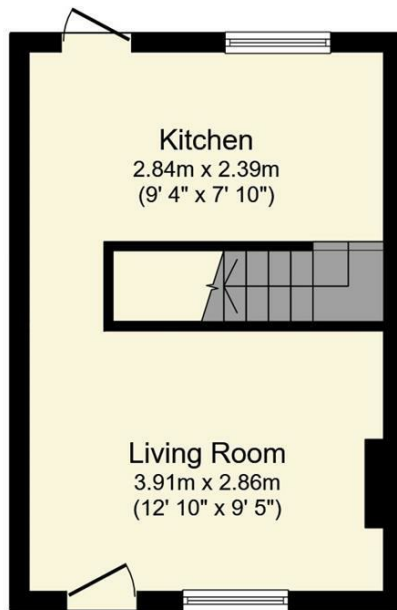
Low flush W.C., bath tub, corner shower enclosure, tiled throughout, pedestal wash basin, chrome heated towel rail and a uPVC obscure window to the rear elevation.



### Outside

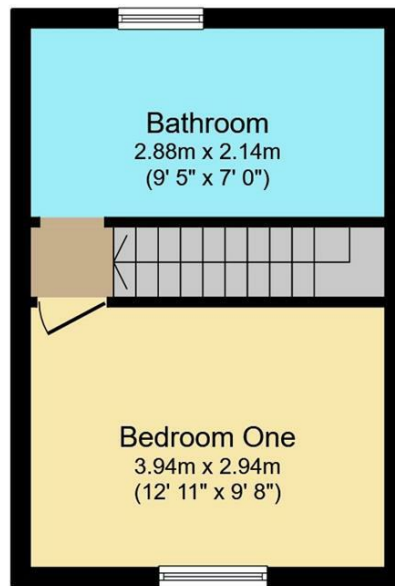
The property benefits a spacious garden to the rear, which is mainly laid to lawn and is bound by timber fencing.





### Ground Floor

Floor area 24.3 sq.m. (262 sq.ft.)



### First Floor

Floor area 24.3 sq.m. (262 sq.ft.)

**TOTAL: 48.6 sq.m. (524 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) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   |           | <b>78</b> |
| (55-68) <b>D</b>                                   | <b>57</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 |           |           |

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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