



**1 Llannerch Crossing, St. Asaph,
Denbighshire, LL17 0BE**

£325,000

 2  1  2  F

EPC - F31 Council Tax Band - C Tenure - Freehold

Llannerch Crossing, St. Asaph

2 Bedrooms - House - Semi-Detached

Williams Estates are proud to offer this fantastic house of character which dates back to 1857, it is set in a rural position but is within easy reach of St Asaph and Denbigh which have a variety of shops and other public services, the A55 is also easily accessed to allow for further commute to Chester and the motorway network beyond. It stands in extensive well maintained gardens which have fruit bearing trees, ample lawn and a sweeping driveway ideal for boats, caravan or motor home. It briefly comprises; good sized Lounge, fitted kitchen, open plan staircase leading to the first floor which offers two bedrooms, modern bathroom plus the master benefiting from a walk-in wardrobe. This property is not overlooked and is surrounded by the countryside, viewings are an absolute must to appreciate everything it offers and its potential. EPC - F31, Council Tax Band - C , Tenure - Freehold.



Accommodation

A uPVC double glazed window into:

Entrance Porch

6'7" x 5'1" (2.014 x 1.553)

Exposed brick porch with three uPVC windows and a uPVC door leading into the living room.

Living Room

19'2" x 18'8" (5.857 x 5.703)

A bright and spacious living room with a uPVC window to the front elevation and one to the rear, multi fuel log burning stove sat on a tiled hearth with slate surround and oak beam over, exposed brick adds character, access into the kitchen and through to the sun room.



Kitchen

13'10" x 9'1" (4.240 x 2.794)

Complimentary worktops with matching wall and base units, ceramic sink with mixer tap over, large freestanding oven with 5 ring electric hob with extractor above, space for a tall standing fridge and freezer, integrated dishwasher, recessed cupboard lights, tiled splash backs, ample wall sockets, high ceiling with exposed beams, two uPVC double glazed windows to the side elevation and a double radiator.

Sun Room

Landing

Bedroom One

14'11" x 7'6" (4.553 x 2.303)

A bright double bedroom, with a walk in wardrobe, space for dressing table, a uPVC double glazed window to the front elevation and a single radiator.

Bedroom Two

8'6" x 10'4" (2.601 x 3.171)

A double bedroom with a uPVC double glazed window to the rear and a single radiator.



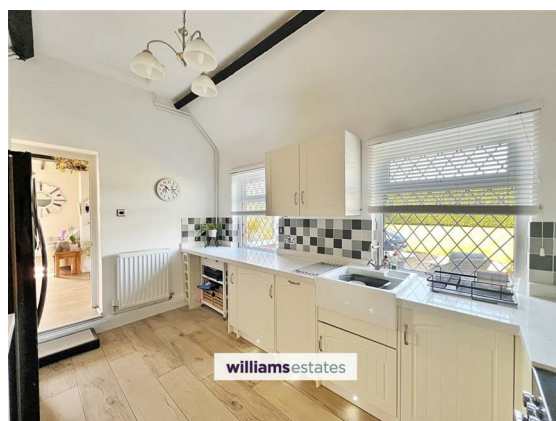
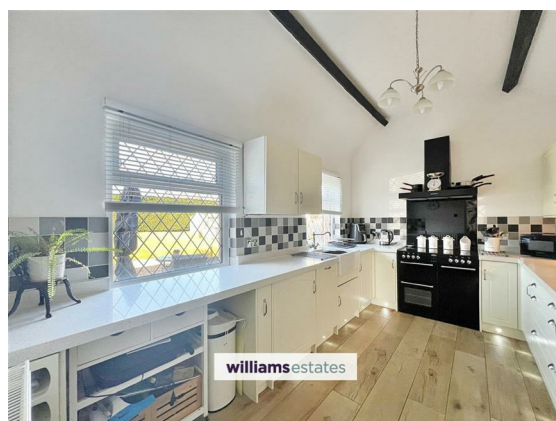
Bathroom

8'2" x 8'5" (2.508 x 2.570)

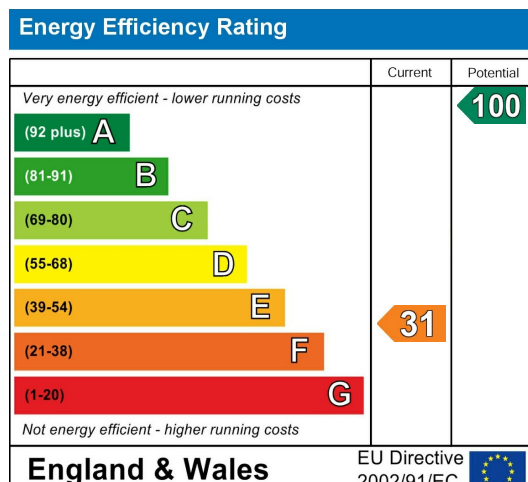
Free standing bath tub, low flush W.C., walk in shower enclosure with rain shower head, tiled from floor to ceiling, a pedestal wash hand basin, chrome heated towel rail, and a uPVC window to the side elevation.

Outside

The property stands in extensive gardens with fruit bearing trees and ample lawn area which is very secluded by way of mature hedging. A brick built store has power and light, parking for a variety of ample vehicles, gravelled for ease of maintenance, the front offers a small lawn with established plants, trees and shrubs and is bound by timber fencing with large double gate access giving it again a private position.



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.



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.

williamsestates