



**81 Ashly Court, St. Asaph, Denbighshire,
LL17 0PH**

£230,000

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EPC - D65 Council Tax Band - C Tenure - Freehold

Ashly Court, St. Asaph

2 Bedrooms - Bungalow - Detached

A detached bungalow located on the favoured Ashly Court development. Close to local amenities, schools and the A55 expressway providing links to North Wales coast, Chester, Liverpool and Manchester. The accommodation offers a living room, fitted kitchen, two bedrooms, bathroom, single garage, front and rear gardens and off road parking. Added benefits of uPVC double glazing and gas heating. EPC Rating D65.



Accommodation

uPVC glazed front door with glazed side panel.

Kitchen

14'11" x 8'2" (4.565 x 2.490)

Featuring tiled flooring and complementary worktops, this well-appointed kitchen offers a range of matching wall and base units. Integrated appliances include an oven and a four-ring electric hob with a stainless steel extractor hood above. Additional features include tiled splashbacks, a stainless steel sink with drainer and mixer tap, and ample wall sockets throughout. There are provisions for a washing machine and dishwasher, along with under-counter space for a fridge and freezer. A uPVC double glazed window overlooks the rear, and a matching glazed uPVC door provides access to the rear garden.



Living Room

16'6" x 10'6" (5.043 x 3.201)

A bright and spacious room benefiting from uPVC double glazed windows to both the front and rear elevations, offering ample natural light. The space accommodates a dining table and features a double radiator.

Inner Hallway

With tiled flooring continuing from the entrance and kitchen, doors off to bathroom and bedrooms.

Bedroom One

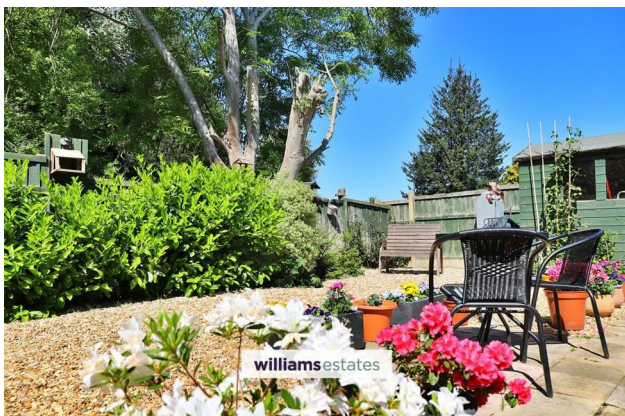
11'6" x 9'8" (3.509 x 2.970)

A spacious double bedroom with a uPVC double glazed window to the rear elevation, large recessed storage cupboards and a double radiator.

Bedroom Two

9'10" x 7'9" (3.014 x 2.385)

Currently utilised as an office, with a uPVC double glazed window to the front elevation, recessed storage cupboard and a double radiator.



Bathroom

6'5" x 6'4" (1.971 x 1.948)

Comprising of a low flush W.C., vanity wash hand basin, bath tub with shower overhead, wall mounted chrome heated towel rail, tiled walls, extractor fan and a uPVC obscure double glazed window to the front elevation.

Garage

16'8" x 8'0" (5.101 x 2.439)

Provisions for fridge freezer, tumble dryer, uPVC double glazed door and window to the rear, and an electric door,

Rear Garden

A beautifully landscaped rear garden offering a tranquil outdoor retreat. Thoughtfully designed with low-maintenance gravelled areas, the space features multiple seating zones perfect for al fresco dining or quiet relaxation. Mature trees and lush, well-established shrubbery provide privacy and a natural backdrop, while a variety of potted plants add vibrant colour and charm. Additional highlights include a timber garden shed for storage and a paved pathway.

Front Garden

Attractive and low-maintenance front garden with excellent kerb appeal. The property features a neatly gravelled area with well-established shrubs and potted plants. A paved driveway offers convenient off-road parking and leads to an integral garage with a modern roller shutter door.



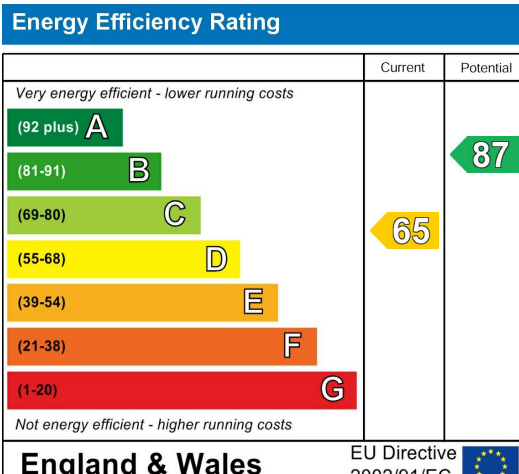


Floor Plan

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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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