



**8 Deans Walk, St. Asaph, Denbighshire,  
LL17 0NE**

**£260,000**

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**EPC - D68    Council Tax Band - E    Tenure - Freehold**



# Deans Walk, St. Asaph

## 3 Bedrooms - House - Detached

A three bedroom detached property, standing in the city of St. Asaph within easy access to the A55 expressway. The property offers versatile accommodation, comprising entrance hall, lounge, kitchen, dining room, bathroom and two bedrooms. To the first floor, one further bedroom and shower room. Further benefits include ample off road parking, garage, double glazing and south facing gardens. A simply must view to appreciate.



### Accommodation

Timber glazed door leading into:

### Entrance Hallway

8'7" x 3'6" (2.62m x 1.07m)

Providing recessed storage space, a single radiator, understair storage cupboard, staircase ascending to first floor, doors off to all rooms, a glazed window through to the kitchen.

### Kitchen

9'0" x 13'1" (2.74m x 3.99m)

### Living Room

17'7" x 16'8" (5.36m x 5.08m)

A large spacious living space with a large double glazed window to the rear elevation, fireplace, a double glazed window to the front elevation and a double radiator.

### Dining Room

Currently used as an office, space for a dining table, a uPVC double glazed window to the side elevation and a single radiator.

### Bedroom One

10'11" x 12'2" (3.349 x 3.726)

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

### Bedroom Two

10'10" x 8'10" (3.323 x 2.701)

A double bedroom providing a uPVC double glazed window to the front elevation, double radiator.

### Bedroom Three

16'4" x 9'0" (4.997 x 2.744)

Double bedroom with two double glazed windows to the front elevation and a single radiator

### Shower Room

8'4" x 10'0" (2.554 x 3.056)

Low flush W.C., pedestal wash basin, corner shower enclosure, double radiator, half tiled walls, fully tiled around shower and a uPVC double glazed window to the front.



## Bathroom

8'4" x 5'10" (2.553 x 1.783)

Comprising a bath tub, pedestal wash basin, low flush W.C., half tiled walls, fully tiled around bath, uPVC obscure window to the front and a single radiator.

## Outside

To the front of the property, there is off-road parking and a small lawned area. Gated side access leads to the rear garden, which features a patio area to the side and a lawned section to the rear. The garden is enclosed by timber fencing and bordered with mature trees and shrubs, offering a high level of privacy and a pleasant outdoor space.

## Directions

From our Denbigh branch, Crown Ln, Denbigh LL16 3AA

Head north on Crown Ln toward Chapel PI (0.1 mi).

Slight right onto Beacon's Hill (0.1 mi).

Turn left onto Charnell's WI (0.0 mi).

Turn right onto Barkers' Well Ln (0.1 mi).

At the roundabout, go straight onto Ffordd Y Graig (3.2 mi).

Slight left (0.2 mi).

Slight left onto B5381 (1.9 mi).

At the roundabout, take the 2nd exit onto Lower Denbigh Rd/B5381 (0.2 mi).

Turn left onto Dean's Walk.





Total floor area: 109.8 sq.m. (1,182 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>		
(55-68) <b>D</b>	68	
(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	



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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