



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

**£270,000**

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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" (2.628 x 1.087)

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

13'1" 275'7"cm x 9'10" 16'4"cm (4m 84cm x 3m 5cm)

#### Living Room

17'7" x 16'8" (5.376 x 5.094)

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)

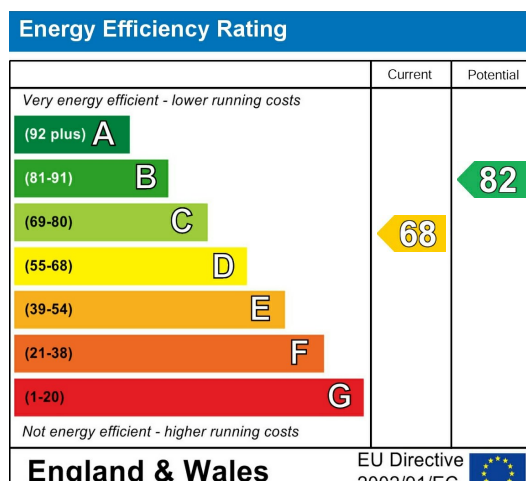
Comprising a bath tub, pedestal wash basin, low flush W.C., half tiled walls, fully tiled around bath, uPVC obscure window to the front and a single radiator.

### 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.



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.



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