



**2 Rhodfa Cae Ucha, St Asaph, St Asaph,
Denbighshire, LL17 0FJ**

£450,000

 4  3  2  B

EPC - B85

Council Tax Band - F Tenure - Freehold

SUMMARY

A stunning four-bedroom new-build home, perfectly situated in the highly sought-after area of St. Asaph in an exclusive cul de sac of similar properties. Just a short drive from the A55, this property offers excellent transport links to Conwy, Chester, Liverpool, and Manchester.

The home benefits from off-road parking, a double garage, and attractive front and rear gardens. Inside, you are welcomed by an entrance hall leading to a spacious living room and a large open-plan kitchen/dining area—ideal for both family life and entertaining. Additional features include a utility room, cloakroom, and four generously sized bedrooms, two of which boast en-suite bathrooms, along with a family bathroom.

The property also has the remaining 10 year NHBC warranty which is valid until 2034.

Early viewing is highly recommended to fully appreciate this property.



Entrance Hall

16'10" x 4'6" (5.131 x 1.386)

Featuring tiled flooring throughout, this area includes a staircase leading to the first floor and doors opening to the living room, kitchen, and cloakroom.

Living Room

17'11" x 11'8" (5.463 x 3.568)

A bright and spacious room featuring a uPVC double-glazed bay window to the front elevation, a double radiator and convenient wall sockets.

Open Plan Kitchen

33'11" x 13'2" (10.339 x 4.034)

Tiled flooring continues from the entrance hall into this bright and airy kitchen, featuring quartz worktops and a drainer sink with mixer tap. The space is equipped with a five-ring gas hob topped by a stainless steel extractor, a fitted oven and grill, and a range of matching base units. Two uPVC double-glazed windows and French doors—flanked by glazed panels—look out onto the rear elevation, filling the room with natural light. There's ample space for a dining table and a large corner sofa, two double radiators and wall sockets. Additional conveniences include an adjoining utility room and an understairs storage cupboard.

Utility Room

6'5" x 5'7" (1.963 x 1.726)

Tiled flooring continues into this space, which features quartz worktops paired with matching wall and base units, a drainer sink with mixer tap, ample wall sockets, provisions for a washing machine, and a glazed composite door leading to the side elevation.

Garage

20'8" m x 16'7" m (6.32 m x 5.08 m)

There are ample power points and a Hormann motorised up and over door.

Cloak Room

5'0" x 3'7" (1.541 x 1.102)

Featuring a low-flush W.C., pedestal wash basin, tiled flooring throughout, and an extractor fan.

Landing

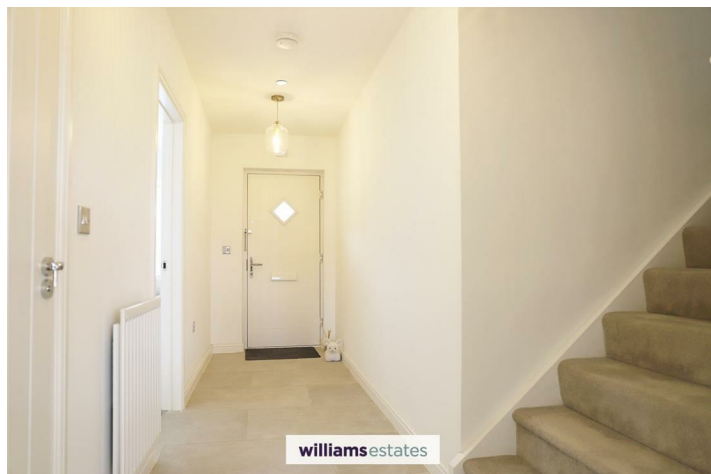
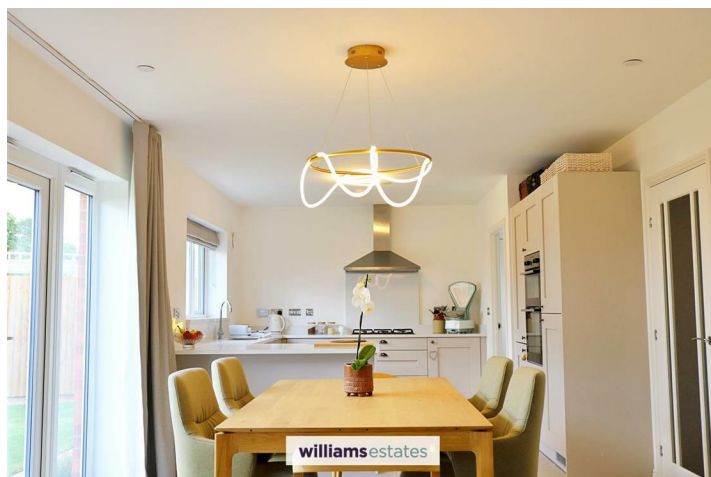
15'7" x 7'0" (4.763 x 2.135)

With doors off to all rooms, loft access hatch and an airing cupboard.

Bedroom One

11'8" x 15'2" (3.560 x 4.644)

A large, bright, and spacious double bedroom featuring a uPVC double-glazed bay window to the front elevation, plus an additional double-glazed window in the dressing area. The room includes two single radiators, built-in wardrobes, and an en suite bathroom.





Dressing Area

13'6" x 7'8" (4.132 x 2.337)

Bedroom One - En Suite

8'4" x 7'7" (2.561 x 2.313)

Tiled flooring and partially tiled walls around the walk-in shower enclosure, low-flush W.C., and pedestal wash basin. Additional features include a chrome heated towel rail and a uPVC double-glazed window to the front elevation.

Bedroom Two

13'3" x 11'3" (4.039 x 3.444)

A spacious double bedroom featuring fitted mirrored wardrobes, a uPVC double-glazed window to the rear elevation, a single radiator, and an en suite bathroom.



Bedroom Two - En Suite

8'5" x 4'10" (2.587 x 1.492)

Tiled flooring and partially tiled walls around the walk-in shower, low-flush W.C., and pedestal wash basin. The bathroom also features a chrome heated towel rail and a uPVC double-glazed window to the side elevation.

Bedroom Three

11'2" x 9'4" (3.408 x 2.859)

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



Bedroom Four

10'10" x 9'4" (3.312 x 2.859)

A double bedroom with a uPVC double glazed window to the rear elevation, a single radiator and wall sockets.

Bathroom

6'11" x 6'4" (2.123 x 1.941)

Tiled flooring, low-flush W.C., and a pedestal wash basin with splashback. The bathroom also includes a bathtub with an overhead shower, an obscure uPVC double-glazed window to the side elevation, and a chrome heated towel rail.



Outside

Featuring off-road parking for three vehicles, the property boasts a lawned front garden and a side gate providing access to the rear. The rear garden is south west facing and is mainly laid to lawn, complemented by a slabbed walkway along the side, leading to a gravelled seating area. There are two double external power points serving both front and rear, two separate side gates affording access to the garden from either side of the house and an outdoor tap. The outdoor space is fully enclosed with timber fencing.









Ground Floor



First Floor

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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