

**Bro Meirion Heol Esgob, St. Asaph,
Denbighshire, LL17 0PN**

£285,000

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EPC - E52 Council Tax Band - D Tenure - Freehold

Heol Esgob, St. Asaph

3 Bedrooms - House - Semi-Detached

A unique and spacious three bedroomed semi detached house, in a sought after location, with many benefits including two reception rooms, fitted kitchen, three bedrooms and a fitted bathroom. A driveway to the front and low maintenance gardens to the front and side.



Accommodation

A uPVC door opens into the reception hall, with double-glazed windows to the side elevation.

Entrance Hall

14'8" x 9'11" (4.482 x 3.030)

Comprising hard wood flooring, with doors off to living room, kitchen and a staircase ascending to the first floor.

Living Room

14'11" x 12'10" (4.552 x 3.913)

Featuring a coved ceiling, hardwood flooring, a bay window to the front elevation, an additional double-glazed window to the side, a fireplace, and two double radiators.

Dining Room

16'4" x 14'11" (4.998 x 4.552)

With hardwood flooring continuing through, an open fireplace with exposed brick and mantelpiece, a double-glazed window to the side elevation, double radiator, coved ceiling, and a door leading into the kitchen.

Kitchen

14'4" x 9'4" (4.376 x 2.862)

Finished with tiled flooring, the kitchen includes quartz worktops, a Belfast sink with mixer tap, a double-glazed window overlooking the side garden, four-ring gas hob with extractor above, fitted oven, integrated dishwasher and fridge freezer, plumbing for a washing machine, ample wall sockets, and a uPVC glazed door to the side elevation.

Landing

With a roof window providing natural light, and doors off to all rooms.

W.C.

3'11" x 2'8" (1.197 x 0.827)

With a low flush W.C., half tiled walls and an obscure window to the side elevation.



Bedroom One

14'11" x 12'9" (4.571 x 3.891)

A large double bedroom, two double glazed windows to the front and side elevation, coved ceilings, ample wall sockets and a double radiator.

Bedroom Two

15'0" x 10'0" (4.583 x 3.052)

With two double-glazed windows to the front and side elevations, this double bedroom also includes an airing cupboard housing the gas boiler and a radiator.

Bedroom Three

13'0" x 11'3" (3.984 x 3.445)

Comprising exposed wooden flooring, recessed storage cupboard, built in wardrobe space, a double glazed window to the side elevation and ample wall sockets.

Bathroom

9'4" x 5'10" (2.847 x 1.797)

Tiled from floor to ceiling, comprising a low flush W.C., pedestal wash basin, freestanding bath tub, a single radiator and an obscure window to the side.

Outside

The property is approached via a welcoming front garden, beautifully arranged with mature shrubs, colourful potted plants, and a neatly paved seating area. The garden also offers ease of maintenance, with a combination of decorative borders, raised planters, and patio space. There is off road parking for one vehicle to the side elevation, and a side garden that is paved and bound by a brick wall.

Directions

From our Denbigh office, Crown Ln, Denbigh LL16 3AA Head north on Crown Ln toward Chapel Pl (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).

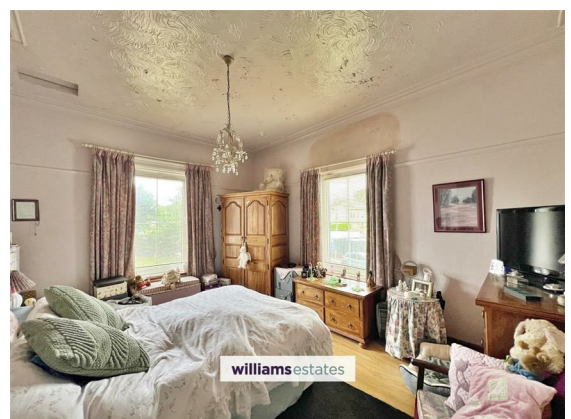
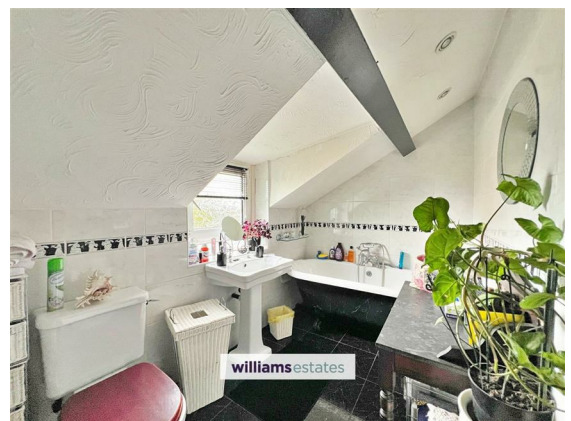
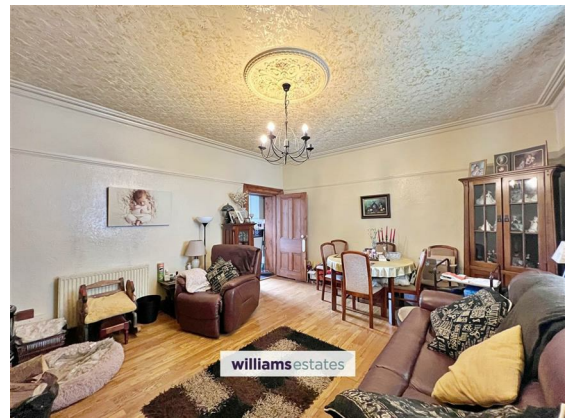
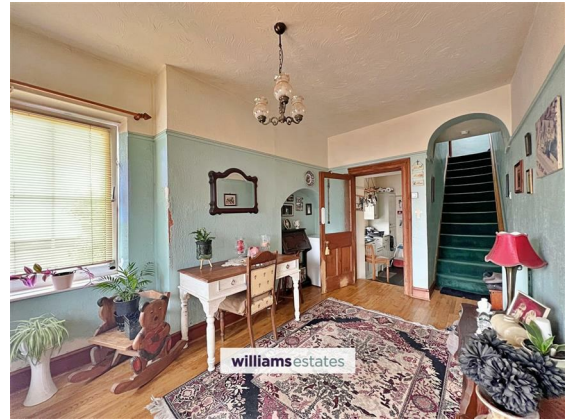
Slight left onto B5381 (1.9 mi).

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

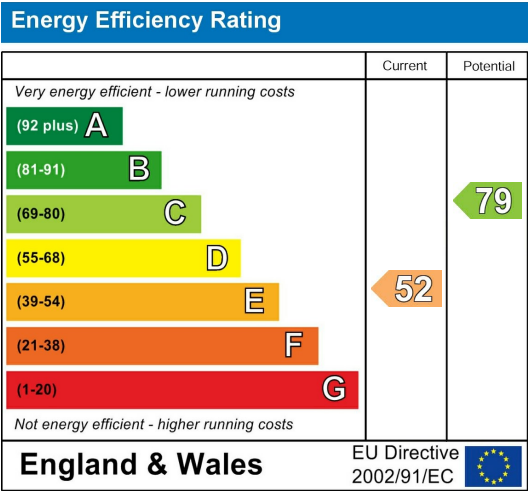
At the next roundabout, take the 1st exit onto The Roe/A525 (0.1 mi).

Turn left onto Heol Esgob (0.0 mi).

Property will be on the right hand side.



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.



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.