



Rhandir Mywn Allt Goch, St. Asaph, Denbighshire, LL17 0BW

£385,000

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EPC - C69

Council Tax Band - F Tenure - Freehold

SUMMARY

Situated in the highly sought-after area of Allt Goch, St. Asaph, this exceptionally spacious four-bedroom detached residence makes an ideal family home, enjoying a picturesque rural outlook across the Clwydian Hills and towards the distant coastline.

Set within generous, beautifully maintained gardens, the property offers a tranquil outdoor haven alongside ample off-road parking.

Inside, the home is thoughtfully designed with two spacious reception rooms, perfect for both family living and entertaining. A large conservatory further enhances the living space, creating a light-filled retreat with views over the mature rear gardens.

Upstairs, there are four well-proportioned double bedrooms, including a master suite with en suite facilities, complemented by a sizeable family bathroom.

The location combines the best of both worlds — a peaceful setting with countryside views, while remaining close to everyday conveniences. Local amenities and regular public transport are within walking distance, and the A55 Expressway is just minutes away, providing excellent links across North Wales and beyond.



Accommodation

Entrance Porch

Entrance Hall

Living Room

16'10" x 13'11" (5.133 x 4.258)

Kitchen/Breakfast Room

22'10" x 10'5" (6.975 x 3.186)

Dining Room

12'10" x 11'4" (3.932 x 3.460)

Conservatory

12'1" x 10'0" (3.693 x 3.063)

Cloakroom

2.228 x 1.347

Landing

Bedroom One

16'10" x 13'11" (5.132 x 4.259)

Bedroom One En Suite

3.465 x 2.078

Bedroom Two

12'0" x 10'0" (3.662 x 3.049)

Bedroom Three

11'11" x 10'0" (3.652 x 3.049)

Bedroom Four

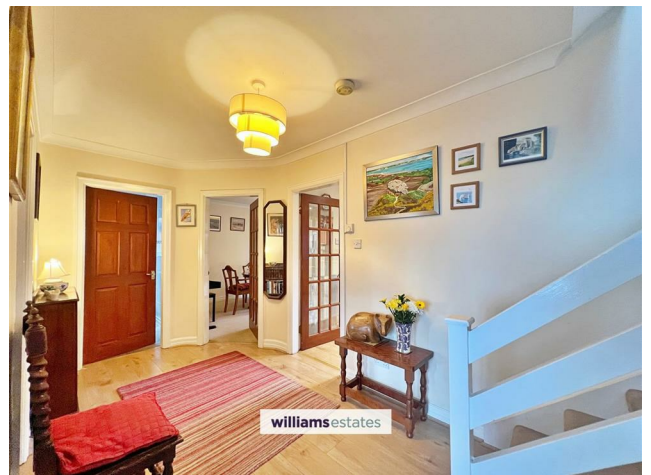
3.493 x 3.217

Family Bathroom

12'10" x 7'1" (3.926 x 2.177)

Directions

From our Williams Estates Branch in Denbigh, continue to the bottom of Vale Street, take a left onto Rhyl Road and continue to the round about, take your second exit, towards Trefnant. As you reach the traffic lights in Trefnant, continue on for 800m and take a left turning sign posted 'Betws-Yn Rhos' and the property will be found on your left.

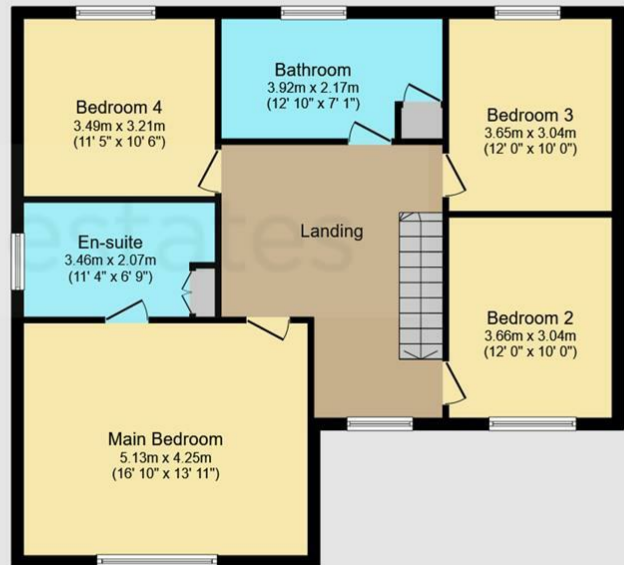
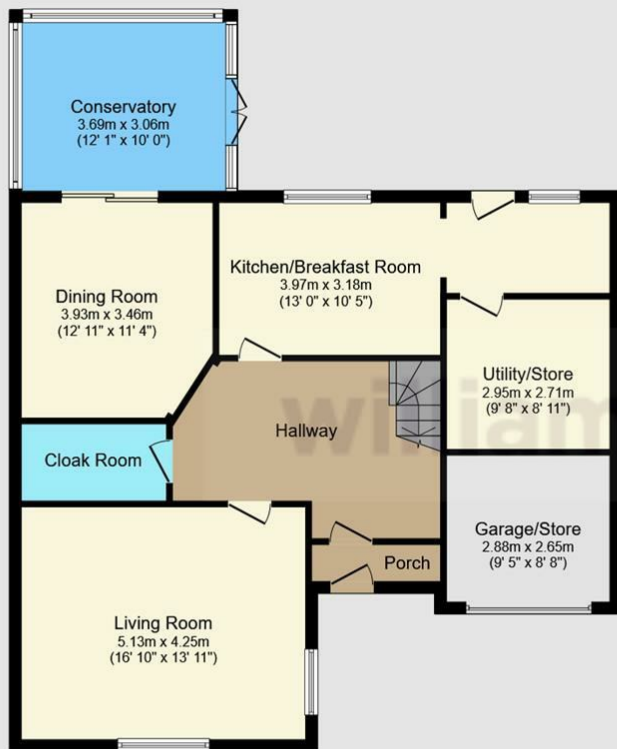












Total floor area: 189.2 sq.m. (2,037 sq.ft.)

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) A		
(81-91) B		
(69-80) C	69	79
(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	

Call us on
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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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