



**52 Roe Parc, St. Asaph, Denbighshire,
LL17 0LD**

£229,000

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EPC - C71 Council Tax Band - D Tenure - Freehold

Roe Parc, St. Asaph

2 Bedrooms - Bungalow - Detached

In Need of Modernisation! No Chain...A two bedroom detached bungalow, situated in a sought after location close to local schools, shops, restaurants, Glan Clwyd Hospital and the access onto the A55 which provides links to Llandudno, Chester, Liverpool and beyond. The property is situated on a good sized plot offering gardens to the front with ample off street parking, garage and a private rear garden enjoying a sunny aspect. A must view to fully appreciate the property. EPC Rating C 71.



Accommodation

uPVC door with glass panel adjacent, leads into:

Entrance Porch

Hallway

Having loft access and radiator

Dining Area

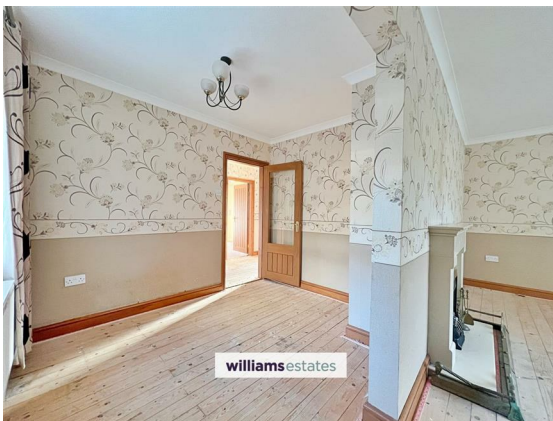
9'11" x 7'11" (3.02 x 2.41)

Having radiator, power point and uPVC window to the side elevation

Lounge

7'11" x 16'10" (2.41 x 5.13)

Having feature fireplace with inset gas fire, power points and uPVC window to the front elevation



Kitchen

9'2" x 7'10" (2.79 x 2.39)

Having a range of wall, drawer and base units with surface over, Belfast sink, range cooker with extractor hood over, tiled floor, uPVC window to the side elevation and uPVC door leading to the rear garden

Utility room

9'10" x 7'10" (3.00 x 2.39)

Having uPVC window to the rear elevation, tiled floor, plumbing for washing machine, integrated fridge and freezer and tiled floor

Bathroom

6'5" x 5'7" (1.96 x 1.70)

In white a three piece suite comprising low flush w.c, panelled bath, low flush w.c, radiator, fully tiled walls and floor. Obscure uPVC window to the side elevation

Bedroom One

12'6" x 9'9" (3.81 x 2.97)

Having a range of fitted wardrobes, radiator and uPVC French doors leading to the rear garden

Bedroom Two

11'7" x 9'9" (3.53 x 2.97)

Having a range of fitted wardrobes, radiator and uPVC French doors leading to the rear garden



Garage

16'3" x 8'5" (4.95 x 2.57)

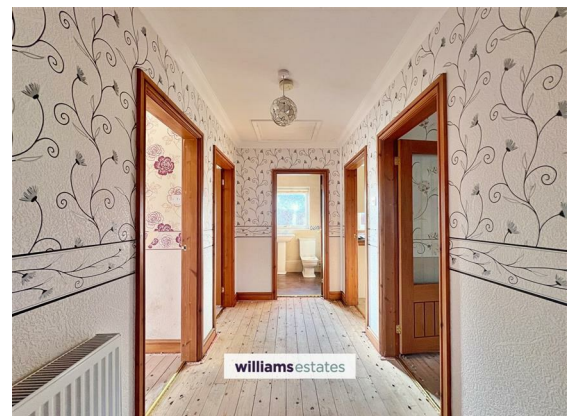
Having up & over doors, power and uPVC door giving access to the rear garden

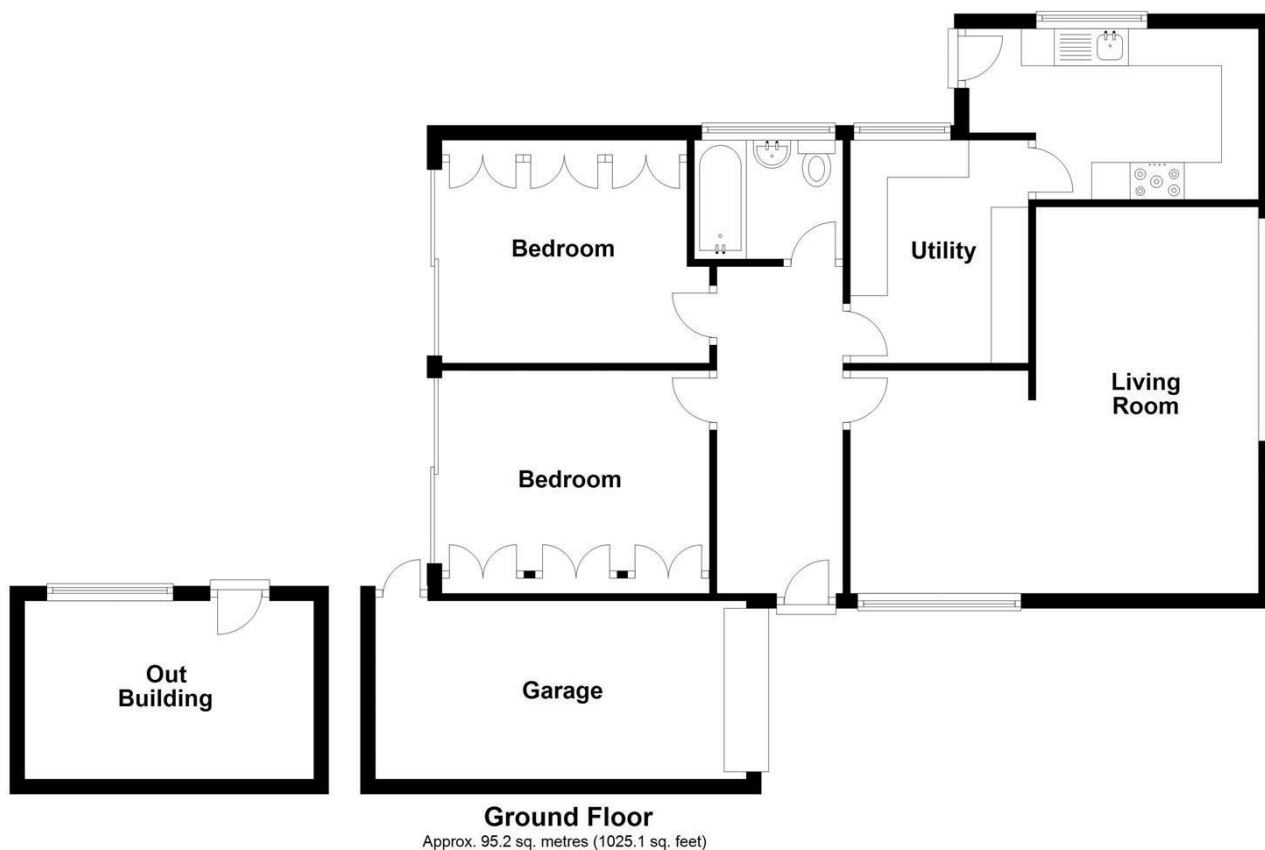
Outside

The property is approached by wrought iron gates, which leads to a concrete driveway providing ample off street parking and in turn leading to the garage with the front garden having an array of nature shrubs. Access into the rear garden via a timber gate located at the side of the garage. The rear garden being mainly laid to lawn with decorative stocked borders, brick built store, bounded by fencing which offers privacy and a sunny aspect.

Description

No Chain. A two bedroom detached bungalow, situated in a sought after location close to local schools, shops, restaurants, Glan Clwyd Hospital and the access onto the A55 which provides links to Llandudno, Chester, Liverpool and beyond. The accommodation comprises living room, kitchen/ utility, bathroom and two bedrooms. The property is situated on a good sized plot offering gardens to the front with ample off street parking, garage and a private rear garden enjoying a sunny aspect. Further benefits include uPVC double glazing throughout and gas central. A must view to fully appreciate the property. EPC Rating TBC.





Total area: approx. 95.2 sq. metres (1025.1 sq. feet)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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