



## Mount Road, St. Asaph LL17 0DG

### £540,000

Monopoly Buy Sell Rent is pleased to offer for sale this striking, well-appointed, and immaculately presented four double bedroom property, located in the highly sought-after area of upper St Asaph close to all local amenities, good schools, and the A55 expressway. The current owners have occupied the property since 2014 and have refurbished it to a high standard throughout adding modern touches whilst keeping some of the beautiful original features. In brief, the property comprises of entrance hall with parquet flooring, two spacious reception rooms, a modern fitted kitchen diner and a downstairs cloakroom. The first floor has four double bedrooms, one having an en-suite, and a large family bathroom. The property sits on a large corner plot with extensive gardens with three patio areas and a timber shed bounded by evergreen hedging and panel fencing and an imposing driveway. Must be viewed to fully appreciated.

- Impressive Four Double Bedroom Property
- Two Reception Rooms with Fireplace
- Close To Local Amenities & Excellent Schools
- Well Appointed & Immaculately Presented
- Private Wrap Around Garden
- Country Walks From Your Doorstep



## Hallway

An original front door having beautiful decorative stained glazing with matching side panels opens to this bright hallway with herringbone oak parquet flooring with panelled doors leading to all rooms and a turned staircase leads upstairs with a large storage cupboard underneath.

## Lounge

5.41m x 4.09m (17'9" x 13'5")

A well-presented lounge with central fireplace housing the multi-fuel log burning stove. Upvc double glazed bay window overlooks the front of the property and French doors with side and top lights opens out onto the patio area. With high ceiling, picture rail, radiator, and wood laminate flooring.

## Sitting Room

5.41m x 4.19m (17'9" x 13'9")

An additional reception room with an attractive multi-fuel log burning stove, Upvc double glazed bay window overlooks the side of the property with an additional large window overlooking the rear garden. With high ceiling, picture rail, radiator, and wood laminate flooring.

## Downstairs Cloakroom

10'2" x 3'6" (32'9" x 9'10" x 19'8")

A convenient cloakroom having a modern fitted white suite with a built-in washing machine located in the cupboard, decorative tiled flooring and uPVC window overlooking the front of the property.

## Kitchen Diner

6.00 x 3.75 (19'8" x 12'3")

A spacious fitted kitchen with a modern range of wall base and drawer units with complimentary work surfaces and tiled splash back. Void for electric Range cooker, dishwasher, and American style fridge freezer. Ample space for a dining table with wall lights and pendant track lighting. A double-glazed window overlooks the side of the property and French doors with side and top lights opens out onto the large decked area in the rear garden.

## Landing

The carpeted turned staircase with a double glazed window, leads you up to this bright landing with 30's style doors leading to all rooms.

## Master Bedroom

5.28m x 4.37m (17'4" x 14'4")

A well-presented and spacious double bedroom with high ceiling, picture rail and wood effect laminate flooring. Upvc double glazed bay window overlooks the front of the property, and a further double-glazed window overlooks the side of the property. Ample space for storage cupboards and radiator.





## Bedroom 2 En Suite

2.07 x 2.06 (max) (6'9" x 6'9" (max))

A spacious three-piece fitted en-suite comprising of panelled bath with thermostatic shower over, closed cup WC and vanity unit with hand washbasin. Part tiled walls with decorative border and wood effect vinyl flooring. Upvc double glazed window overlooks the rear of the property with chrome heated towel rail.

## Bedroom 2

5.41m x 3.81m max (17'9 x 12'6 max)

A generous double bedroom with a newly fitted en-suite. With high ceiling, picture rail and wood effect laminate flooring. Upvc bay window overlooking the side of the property with space on either side of the chimney breasting for wardrobes.

## Family Bathroom

2.77m x 2.44m (9'1 x 8)

A modern well-appointed family bathroom with 'P' shaped bath, walk-in shower cubicle, closed cup WC, pedestal sink and chrome heated towel rail. Wood effect vinyl flooring, part tiled walls with decorative border and a Upvc double glazed window with privacy glass overlooks the side of the property.

## Bedroom 3

3.73m x 3.58m (12'3 x 11'9)

A sizable double bedroom with high ceiling, picture rail and wood effect laminate flooring. Upvc double glazed window overlooks the side of the property with power points and radiator.

## Bedroom 4

3.35m x 3.35m (11 x 11)

Another good-sized double bedroom with double glazed window overlooking the front of the property with space on either side of the chimney breasting for wardrobes. High ceiling, picture rail and wood effect laminate flooring with power points and radiator.

## Garage

Single garage with up and over door having power and lights with an external rear door.

## Front Driveway

Cast iron gates open to this imposing decorative gravelled driveway with a brick edging. The lawn garden is secured behind a white picket fence with evergreens running along the left-hand perimeter.

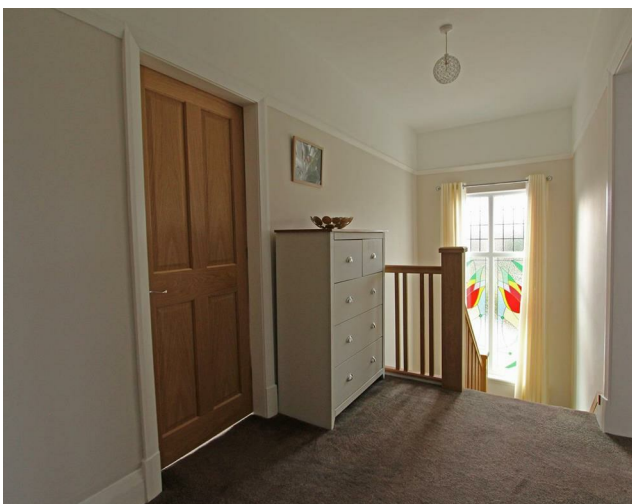
## Wrap Around Garden

A large private and enclosed garden wraps around the property mostly laid to lawn with mature shrubs and trees having large patios and seating areas to enjoy the peaceful surroundings. The garden is perfect for family life with plenty of space for the children to run around.

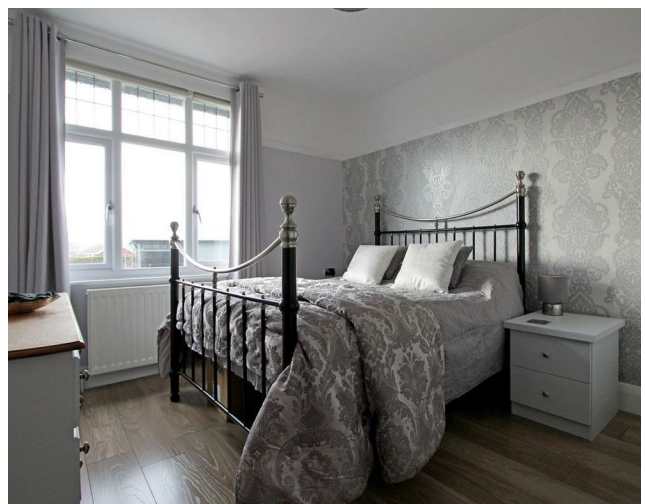
















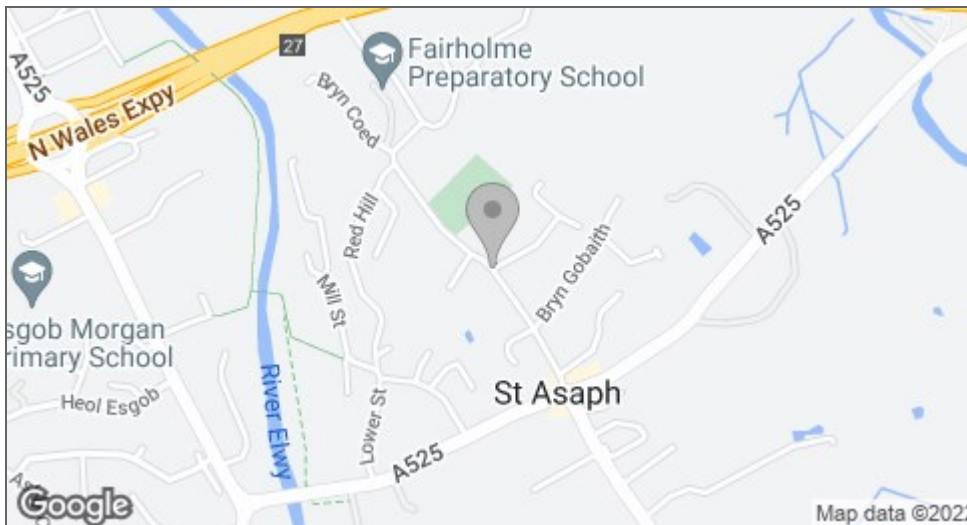
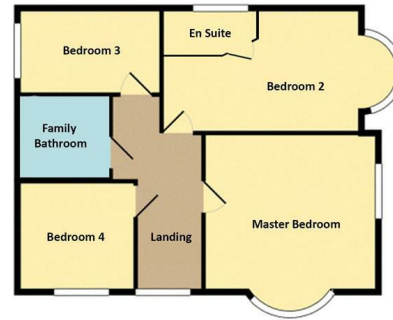


## Floorplan

Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

