



## Ffordd Siarl, St. Asaph LL17 0PT

### £227,000

Monopoly Buy Sell Rent are delighted to offer for sale this link detached two double bedroom bungalow situated on a large corner plot with a wraparound garden, located in a popular residential area of lower St Asaph close to all local amenities with riverside walks and good commuter links via the A55 and local bus routes on your doorstep.

This deceptively spacious and bright bungalow briefly comprises a front porch, dual aspect lounge with log burner, galley kitchen, two generous double bedrooms and a family bathroom. The property also benefits from a single garage currently used as a utility and storage room, large driveway providing off-road parking for several vehicles, a private and enclosed garden with beautifully established mixed borders, patio areas, a summer house and storage shed. The property must be viewed to fully appreciated!

- Link Detached Corner Plot Bungalow
- Driveway Parking for Three Vehicles
- Located Near Local Amenities Doctor's Surgeries
- Freehold Property
- Two Double Bedrooms & Bathroom
- Private & Enclosed Wrap Around Garden
- Close to the A55 Expressway
- Council Tax Band C



## Entrance Porch

Fitted in 2020 a uPVC front door and windows with tiled flooring, light on the wall and panelled ceiling with a half-height glazed uPVC front door having a side UPVC door leading you into the hallway.

## Hallway

An 'L' shaped hallway with radiator, wood laminate flooring and doors leading you to all rooms with a loft hatch having a pull down ladder.

## Lounge

A cosy light and bright dual aspect lounge with a modern fitted central log burner having a slate hearth, dual radiators, built-in storage cupboard, wood laminate flooring, coved ceiling and large double glazed windows which overlook the front and back of the property allowing all day sun to fill the room.

## Kitchen

A good size galley style kitchen fitted with a range of white painted units with stainless steel sink, gas hob, integrated eye-level electric oven, part tiled walls with trim, panelled ceiling, space for a tall fridge freezer and space for a dishwasher, with laminate wood flooring, sliding part-glazed internal door having a side panel and an external timber stable door which opens out to the rear garden.

## Master Bedroom

Good- sized double bedroom with carpeted flooring, radiator, coved ceiling, space for storage cupboards and a large, double-glazed window overlooking the main garden area.

## Bedroom 2

A double bedroom with a newly fitted carpeted flooring having an airing cupboard, coved ceiling, radiator and a double-glazed window overlooking the front garden.

## Bathroom

Fitted with a three-piece suite comprising a deep bath with a plumbed in shower, pedestal sink and low flush WC with part tiled walls, wood panelling, panelled roof, radiator wall mounted storage cupboard, downlights and a double-glazed window with privacy glazing overlooks the front of the property.

## Garage

Barn doors open into this useful garage, currently used as a utility and a storage room, with concrete flooring, storage shelves, lights, power points and plumbing for a washing machine with housing the gas boiler with pedestrian door to rear garden. Previously used as a workshop and personal gym housing a radiator too.

## Front Garden

A concrete driveway, providing parking for several vehicles, including provision for a campervan which leads you to the garage and the front door, with a lawn area and a timber gate opening to the rear gardens. New fencing installed during 2024.

## Rear Garden



A large wrap around garden which is private and enclosed with a large lawn area and golden gravelled areas for ease of maintenance or pet control with mature borders, summer house, large timber shed, greenhouse, pond, water butt, mains water tap and outdoor electrical point bounded by a mix of panelled fencing and evergreen hedging. Rear vehicular access could be achieved if desired and the property could easily be extended subject to necessary planning permissions whilst retaining a good-sized garden.







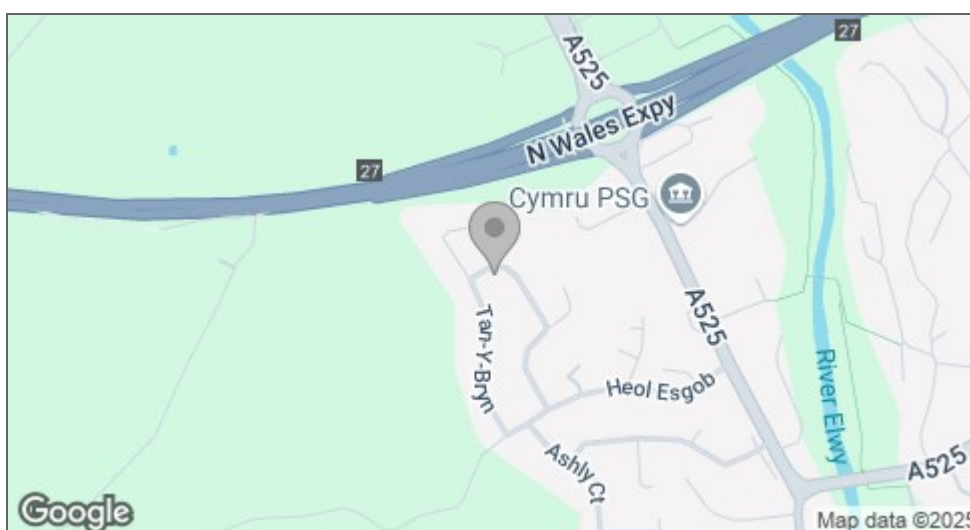
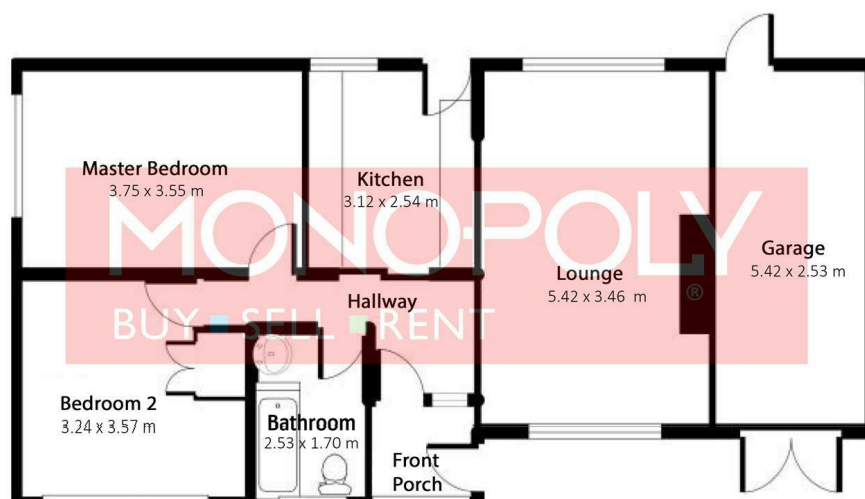












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) 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		
England & Wales 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.

