



Ashly Court, St. Asaph LL17 0PH

£260,000

Monopoly Buy Sell Rent are pleased to offer for sale this modern two-bedroom bungalow located in St Asaph. It offers comfortable and convenient living with excellent commuting links and a range of nearby amenities. The property features a spacious lounge, a large kitchen diner ideal for both cooking and entertaining, and a well-appointed bathroom. Perfect for those seeking a well-connected home in a desirable location.

- Large Kitchen Diner
- Low-Maintenance Garden
- Double and Triple Glazed Windows Throughout
- Updated Boiler
- Modern Interior
- Freehold
- Excellent Transport Links
- Local Amenities Nearby
- Council Tax Band: C



Driveway

This driveway features a smooth tarmac surface framed by a brick wall with decorative inserts. Black metal railings and a matching gate provide security and style, while gravel areas offer texture and contrast. The space comfortably accommodates two cars.

Hallway

The hallway is accessed through a modern uPVC front door flanked by frosted windows, allowing in natural light while maintaining privacy. Wood effect tiled flooring adds warmth and style, complemented by downlights overhead. A radiator provides comfort, and the space offers access to all rooms in the house, along with a loft access hatch for additional storage.

Lounge

5.06 x 3.38 (16'7" x 11'1")

The lounge is a comfortable, carpeted space featuring a triple-glazed window at the front that brings in plenty of natural light. A white fireplace with a gas fire adds a cosy focal point, while wooden skirting boards and a wooden door with a glass panel lend a classic, homely touch.

Kitchen Diner

4.86 x 3.08 . 2.56 x 2.76 (15'11" x 10'1" . 8'4" x 9'0")

The kitchen diner features a modern and functional design with tiled flooring throughout, creating a clean and cohesive look. The white countertop and sleek cabinets are complimented by a four-burner hob and an eye-level oven for convenience. A breakfast bar adds casual seating, while built-in storage houses the boiler and the fridge freezer. The adjoining dining area is flooded with natural light from both double-glazed windows overlooking the side of the property in addition to the patio doors that lead into the garden.

Bathroom

1.98 x 3.21 (6'5" x 10'6")

The bathroom offers a walk-in shower set against fully tiled walls with a towel point within reach. The toilet and sink are neatly integrated into the additional storage options, with a panelled ceiling and tiled floors providing a clean finish.

Master Bedroom

6.44 x 3.06 (21'1" x 10'0")

The master bedroom is a carpeted double with a dedicated dressing room area. Patio doors open directly to the garden, bringing in natural light, while a triple-glazed window to the side adds extra brightness and insulation. There's also ample space for built-in furniture.

Bedroom 2

3.09 x 2.53 (10'1" x 8'3")

This carpeted double bedroom offers a warm and comfortable space, featuring a wooden door, a radiator, and a triple-glazed window overlooking the side of the property.



Garden

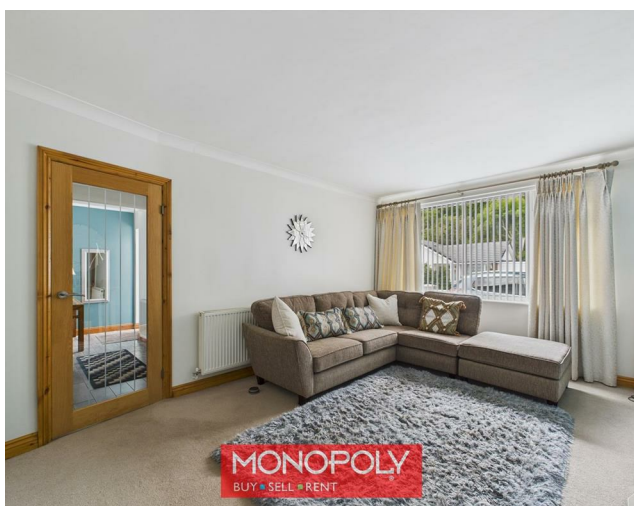
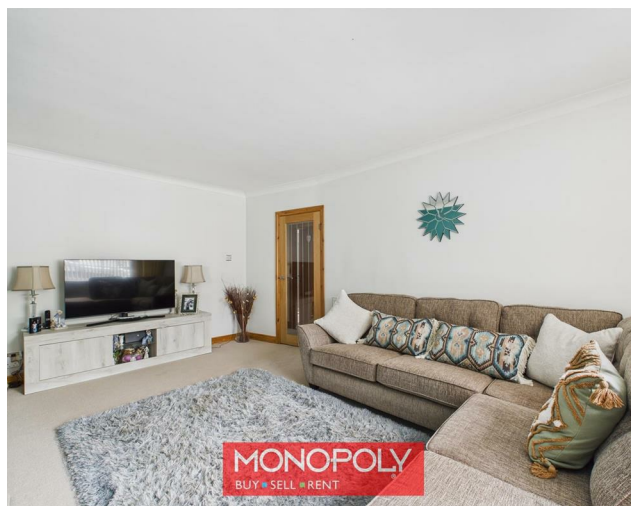
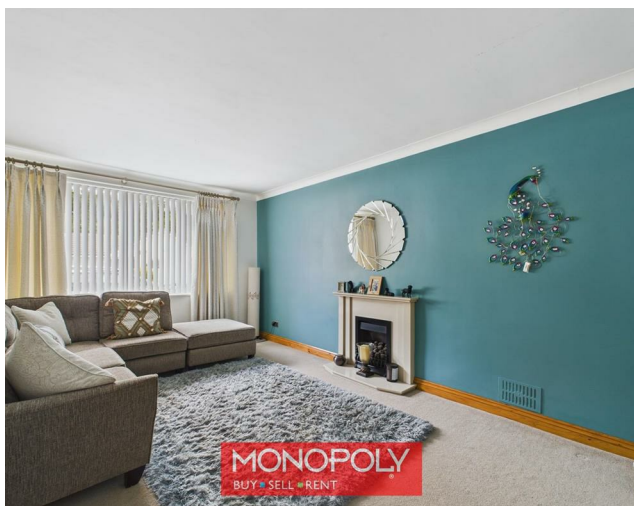
This beautifully paved garden provides a low-maintenance outdoor space with plenty of room to relax or entertain. It offers convenient access to the front of the property and the garage, as well as direct entry into the home through the patio doors in the kitchen and the master bedroom.

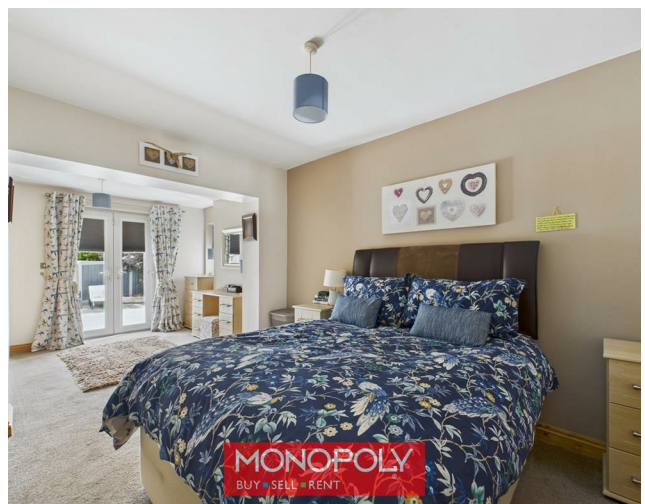
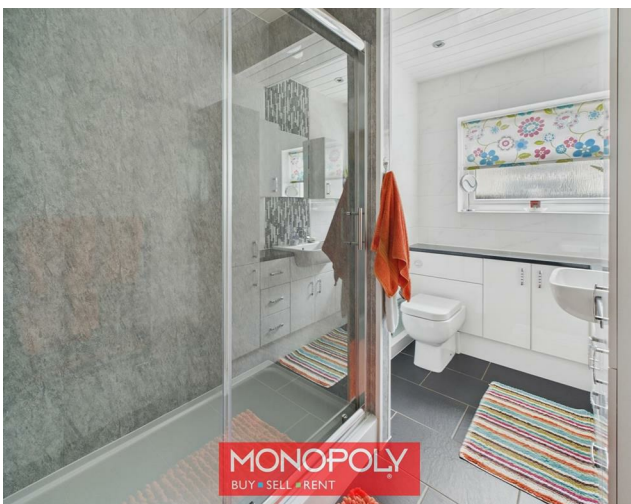
Workshop

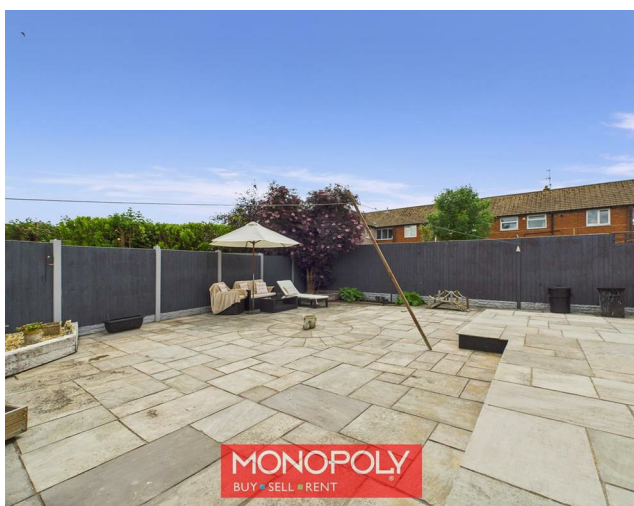
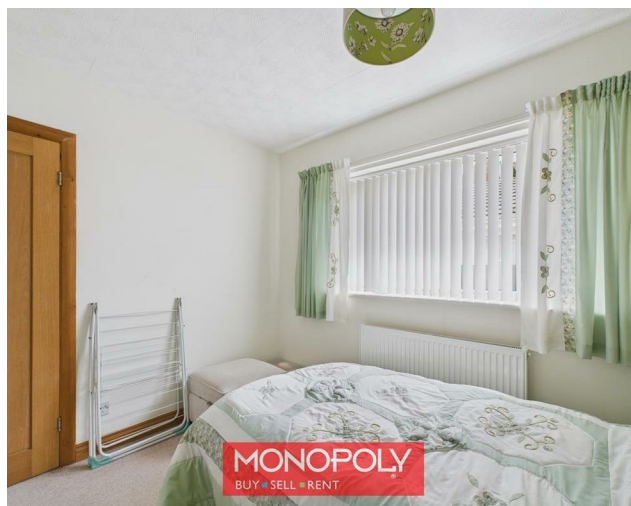
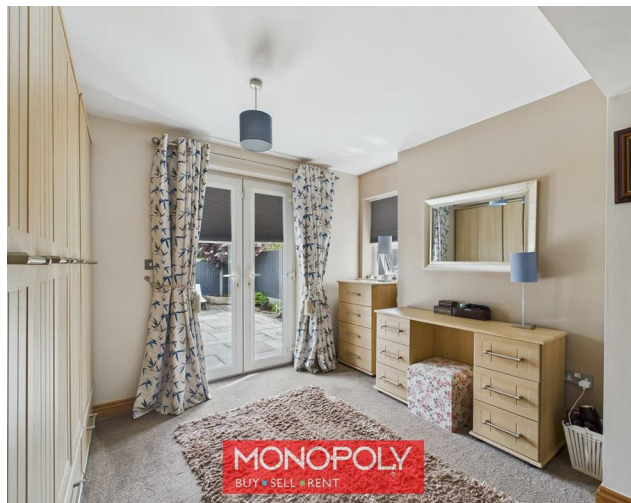
5.26 x 2.49 (17'3" x 8'2")

The garage has been repurposed as a practical utility and workshop space, featuring built-in shelving and storage for tools and equipment. With a window for natural light and a door at either end for easy access, it offers a functional room that is removed from the living area.

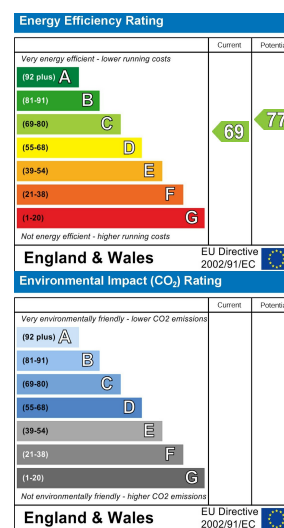
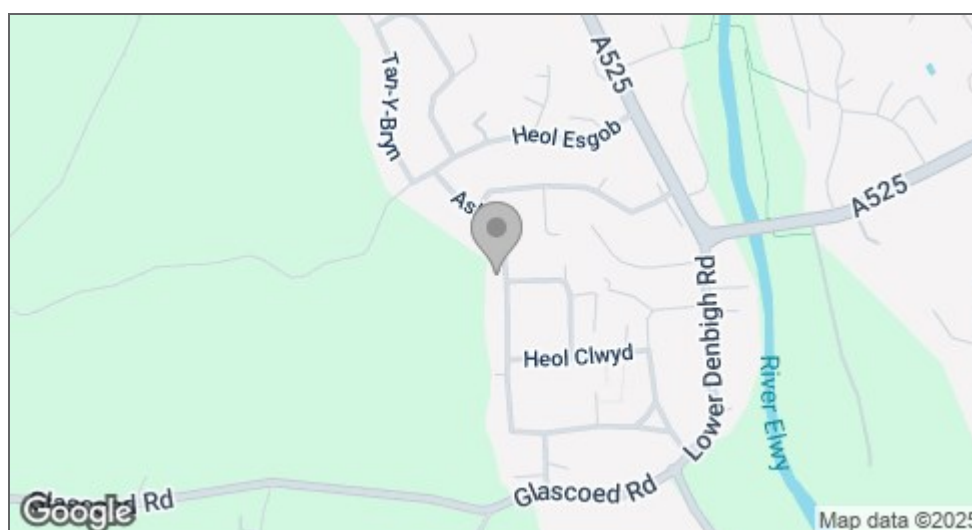
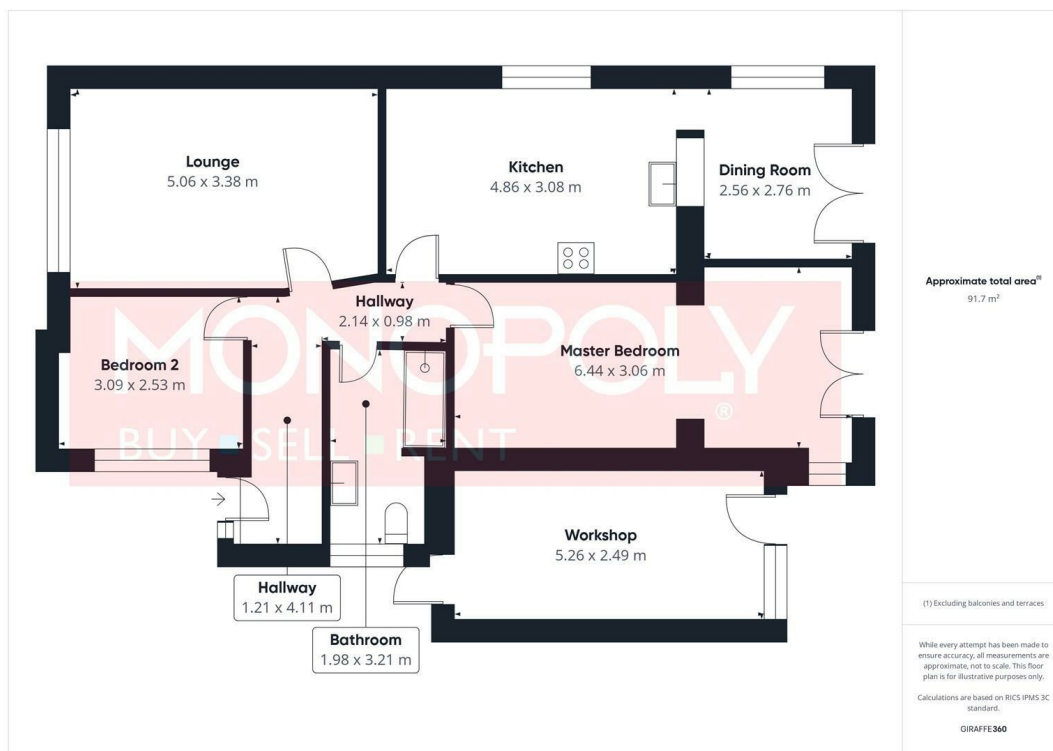












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