



Kentigern Court, St Asaph LL17 0AX

£390,000

Monopoly Buy Sell Rent is pleased to offer for sale this spacious and versatile 5 bedroom detached family home set in a peaceful residential location with stunning views of open countryside and located in the historic city of St Asaph and is offered for sale with no onward chain. While the property is well-proportioned and full of potential, it would benefit from some updating and a little loving care to truly make it your own. It features a generous dual-aspect lounge with a fireplace, a well-appointed kitchen with an adjacent dining room having patio doors to the rear garden, and the convenience of a ground floor WC, utility room, and integral garage. The master bedroom benefits from an en suite shower room, while the freehold home falls under Council Tax Band G. Just a short walk from St Asaph's stunning cathedral, excellent schools, and vibrant high street, this is an ideal opportunity for families seeking space, comfort, and a home they can personalise.

- Spacious 5 Bedroom Detached Family Home
- Generous Dual Aspect Lounge with Fireplace
- GF WC, Utility Room and Attached Garage
- Freehold Property; Council Tax Band G
- Quiet, Sought-After Cul-De-Sac Location
- Kitchen with Adjacent Dining Room
- Master Bedroom with En Suite Shower Room
- Offered with No Onward Chain



Entrance Porch

A glazed brown uPVC front door opens into this spacious and inviting entrance porch with patterned tiled flooring and lighting. Double wooden doors with glass panes open into the main hallway.

Hallway

Spacious and carpeted hallway with a radiator and doors leading into the lounge and kitchen, with stairs going up to the first floor.

Lounge

A generous, dual-aspect lounge with a large double-glazed window overlooking the front garden and a smaller side window with a central features fireplace housing a gas fire with a stone surround and decorative white painted wooden mantle. Coved ceiling, carpeted flooring and a large radiator.

Kitchen

Sitting at the heart of this home is a good-sized kitchen fitted with a range of white units accented with grey trimmings. Includes space for an electric oven, tall fridge freezer, and dishwasher. Stainless steel sink with tiled splashback, radiator, and access to the dining room and rear hall.

Dining Room

A versatile carpeted room with French doors opening onto the rear garden and an additional side window with radiator and coved ceiling, just adjacent to the kitchen, it would be an ideal dining room but could be a playroom, hobby room, snug or office.

Rear Hall

Tiled effect vinyl flooring leads to the garage, WC, and utility room.

Downstairs WC

Practical and neatly finished with a low-flush WC, wall-mounted sink, part-tiled walls, and small radiator. Includes a UPVC double-glazed side window and cloak area.

Utility Room

Fitted with a stainless steel sink with storage units beneath, a worktop with space for a washer and dryer underneath, tiled splashbacks, and tiled effect flooring. Houses the wall mounted combi gas boiler and provides direct access to the rear garden.

Landing

A spacious landing with carpeted stairs, loft access, and a large walk-in airing cupboard housing a radiator and shelving. Doors lead to all bedrooms and the bathroom.

Master Bedroom

A spacious, carpeted double room enjoying stunning countryside views through a front-facing double-glazed window. Includes a double fitted wardrobe with sliding doors and access to an en suite.



Master En Suite

Comprising a pink three-piece suite with a shower enclosure (electric shower), pedestal sink, WC, fully tiled walls, and carpeted flooring. Privacy-glazed overlooks the front window and radiator.

Bedroom 2

A generous double bedroom with a large double-glazed window overlooking the front of the property, enjoying beautiful views of green hills beyond the neighbouring rooftops. Carpeted with a radiator and plenty of space for storage.

Bedroom 3

A double bedroom with space for a double wardrobe with a vanity unit with basin and tiled splashback. Rear-facing double-glazed window with radiator underneath.

Bathroom

Fitted with a four-piece grey suite including a bath with an electric shower over, pedestal sink, WC, and bidet. Part-tiled walls, carpeted flooring, and radiator.

Bedroom 4

Carpeted bedroom, suitable for a double bed, with space for storage furniture.

Bedroom 5

A single room ideal as a home office, nursery, or guest bedroom. Rear-facing window with radiator.

Garage

An attached garage with concrete flooring, up-and-over door, side window, power, and lighting. Internal door leads to the rear hall.

Front Garden

A welcoming front garden featuring a lawn area with a mature tree and colourful flower borders. A tarmac driveway leads to the garage, providing ample off-road parking. Both sides of the property offer access to the rear garden via wrought iron gates and paved pathways.

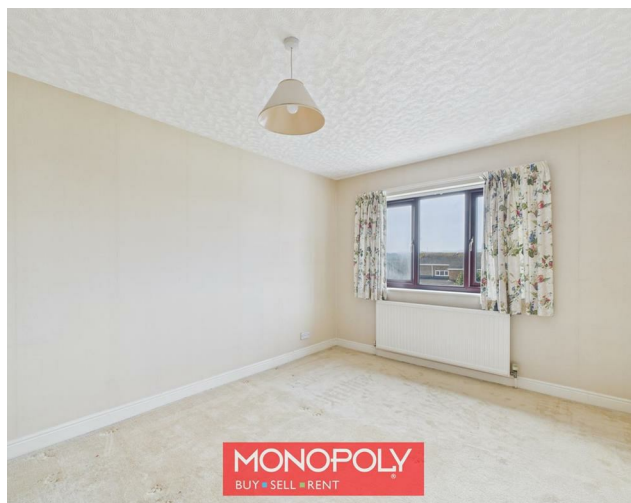
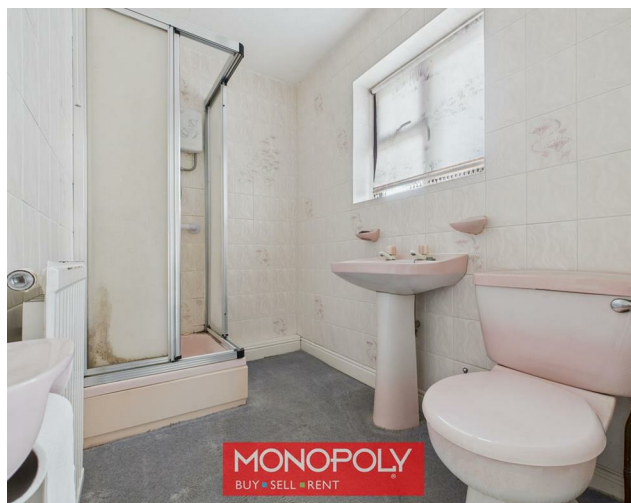
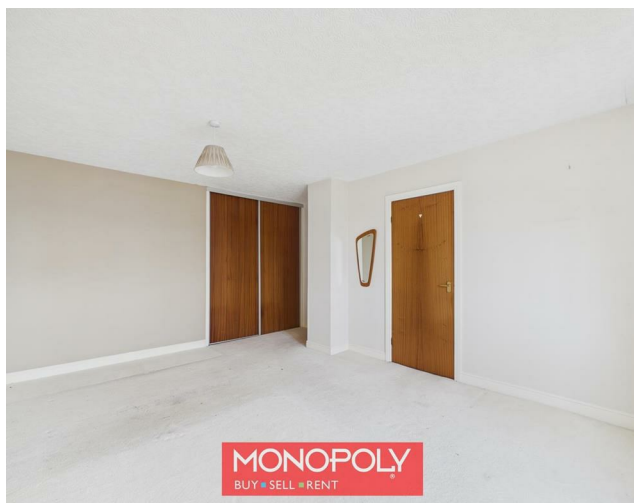
Rear Garden

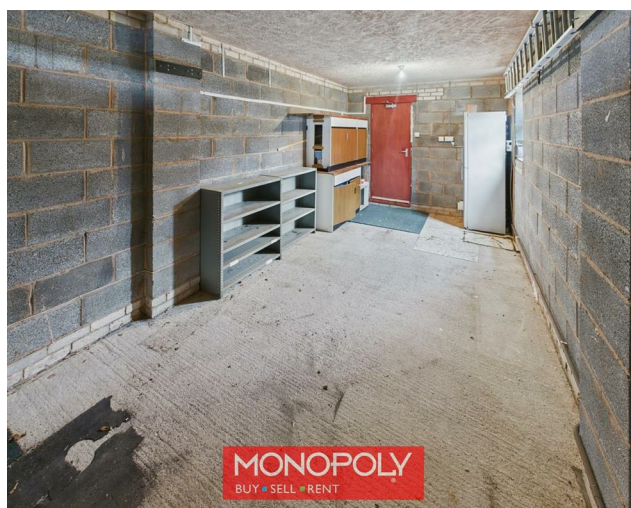
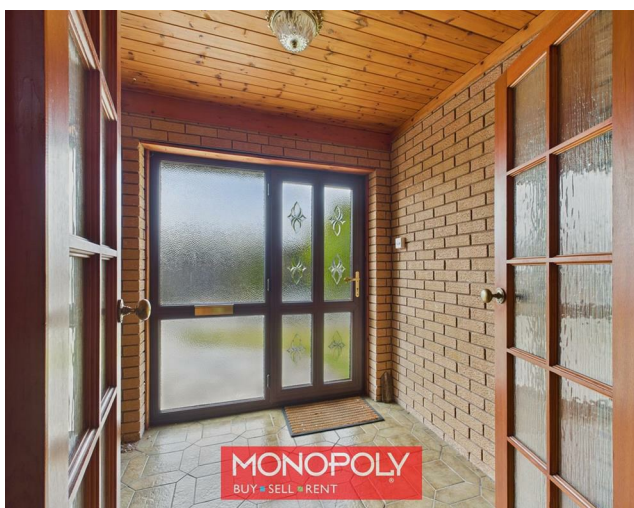
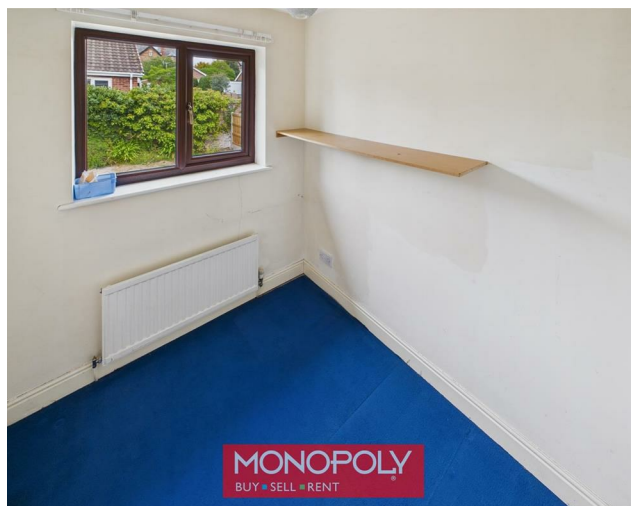
Private and enclosed, two-tiered rear garden. A raised paved patio area, edged by a brick wall, is ideal for outdoor dining, while a raised lawn with mature planting provides a green and peaceful retreat. Access to the house is available through French doors into the lounge or via a back door that leads into the utility room.

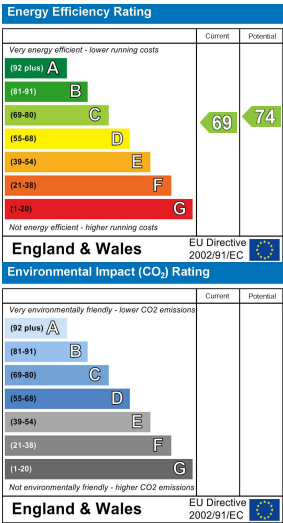
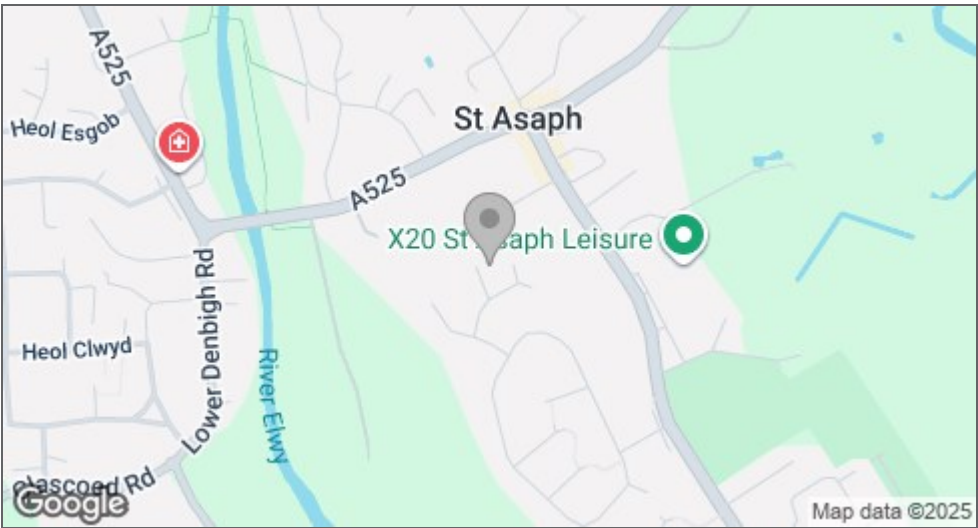
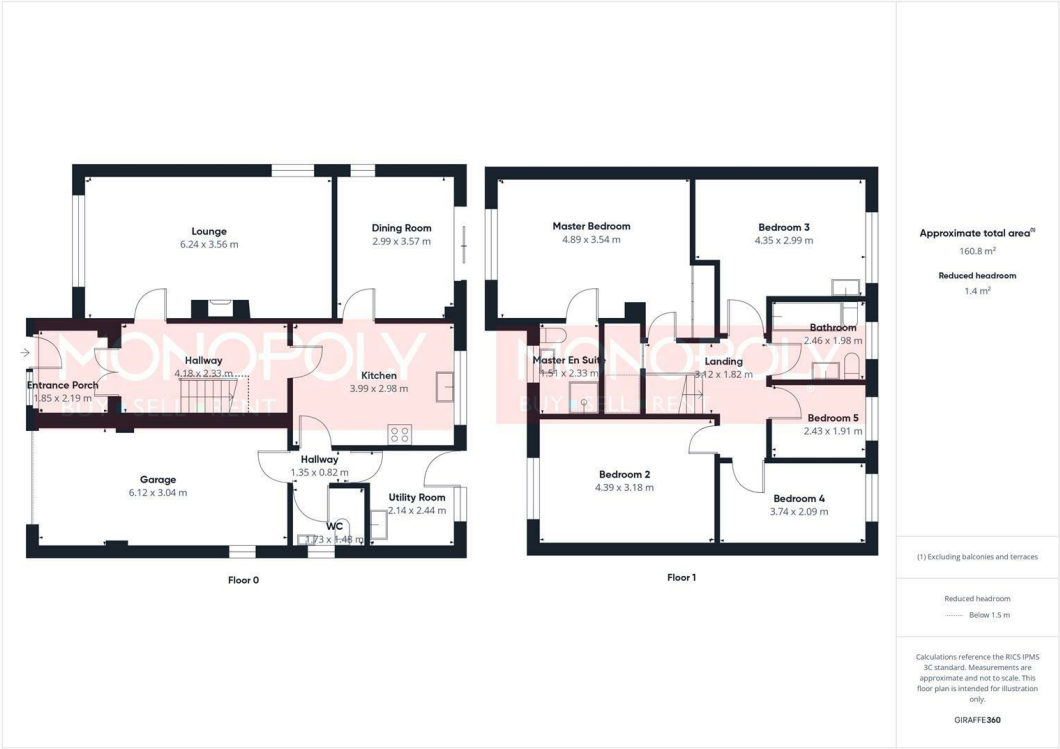












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