



## The Cottage

Glascoed Road, St Asaph, LL17 0LH

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Guide Price - £525,000

Rostons are delighted to offer for sale this superb Grade II Listed residence situated in a much sought after North Wales location, surrounded by rural countryside yet is only a brief distance to comprehensive amenities and commuter routes. The accommodation has been beautifully maintained and presented by the current owners, enjoying living accommodation across two floors and showcasing an excellent standard of fixtures and fittings throughout, in particular the open plan kitchen and family bathroom.

On approach there is a gated driveway leading to extensive off road parking and turning space, small courtyard and outhouse, large lawned gardens and woodland, all set in 0.66 acres. To the ground floor there is an entrance hall with staircase rising to the first floor landing, large formal lounge with log burner, separate sitting room and open plan breakfast kitchen leading out to the formal dining room. There is also a ground floor W.C. and large boot room/utility. To the first floor there is a landing, 6 bedrooms and larger than average family bathroom incorporating a good sized walk-in shower cubicle and feature roll top bath.

## LOCATION

The City of St Asaph is surrounded by countryside and views of the vale of Clwyd and is situated close to a number of coastal towns such as Rhyl, Prestatyn, Abergele, Colwyn Bay and Llandudno. The historic castles of Denbigh and Rhuddlan are also nearby.

St Asaph is serviced by excellent local amenities including noted supermarkets, popular schooling and recreational facilities, and is also ideally located for commuters utilising the A55 expressway linking major commercial centres of the North West and North Wales. On the educational front local schooling includes Ysgol Esgob Morgan Primary School, St Asaph Infants, Fairholme Prep School and Ysgol Uwchradd Glan Clwyd.





Entrance Hall



Boot Room/Utility



Lounge



Lounge

**ACCOMMODATION  
ENTRANCE PORCH**

Part glazed door and doorway through to the entrance hall.

**ENTRANCE HALL**

Large entrance hall with stairs rising to the first floor landing, storage cupboard beneath, 2 radiators.

**GROUND FLOOR W.C.**

Having a wash hand basin and high flush W.C. radiator, heated towel rail and window to side.

**BOOT ROOM/UTILITY**

Modern range of units, wooden work surfaces, plumbing for a wash machine, space for a tumble dryer, radiator, 3 windows.

**LOUNGE**

Large formal lounge having 3 sash windows, recess log burner, raised hearth, exposed floorboards, 2 radiators. Recess area with additional window and a tile floor.



Kitchen

### REAR PORCH

Door access through to the boiler room and also door access leading out to the small courtyard area.

### SITTING ROOM

A fantastic entertaining space with almost full height windows to front and French doors to side, radiator.

### KITCHEN

Fitted with a modern comprehensive range of wall base and drawer units, central preparation island with drawer units beneath and breakfast bar, white Belfast style sink, Range Master oven and extractor above, tile splash backs, tile flooring, integrated dishwasher.

### DINING ROOM

Situated off the kitchen with 3 sash windows, recess log burner, raised hearth.

### FIRST FLOOR LANDING

A lovely feature of this property is the initial landing area with a high level sky light window, 2 radiators and loft access, recess area with a storage cupboard, door access to bedroom 3 and a separate W.C.

### W.C.

Having a W.C. and window to side.



Dining Room



Sitting Room

### **BEDROOM 1**

Double bedroom having a shallow bay with sash windows to side, decorative fireplace, built in wardrobes, radiator.

### **BEDROOM 2**

Sash window, decorative fireplace, radiator, built in wardrobe.

### **BEDROOM 3**

Sash window to front with views onto open fields, radiator.

### **BEDROOM 4**

Sash window to front with views onto open fields, decorative fireplace, radiator, connecting door through to bedroom 3.

### **BEDROOM 5**

Sash window, tile fireplace, radiator.

### **BEDROOM 6**

Sash window, radiator.

### **BATHROOM**

Formerly 2 rooms, now forming a large family bathroom having a roll top bath with mix tap and hand held showerhead over, large shower cubicle with mains shower plus a handheld showerhead and a raised tiled seating area, his and her wash hand basins, high flush W.C. radiator, heated towel rail, decorative fireplace, 2 sash windows.





Garden



Woodland



Outbuilding

## **OUTSIDE**

Double gates extend to a pebble driveway leading to ample off road parking and turning space. Potential purchasers may note neighbouring Bungalow has right of access over the driveway to their property. There is a small gated courtyard area and large storage outbuilding. The grounds form a particular feature of this property, there are large mature laid to lawn gardens and a private woodland and walk way.

## **SERVICES**

Mains water, electric and drainage.

## **COUNCIL TAX**

G

## **EPC**

E

## DIRECTIONS

At Junction 27 of A55 expressway take the A525 exit to Llanely/St Asaph/Rhyl at the roundabout take the first exit onto the Roe/A525 then at the roundabout take the second exit onto Lower Denbigh Road B5381 go through one roundabout and the destination will be on your righthand side with a for sale board in situ.

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## APPROXIMATE DISTANCES

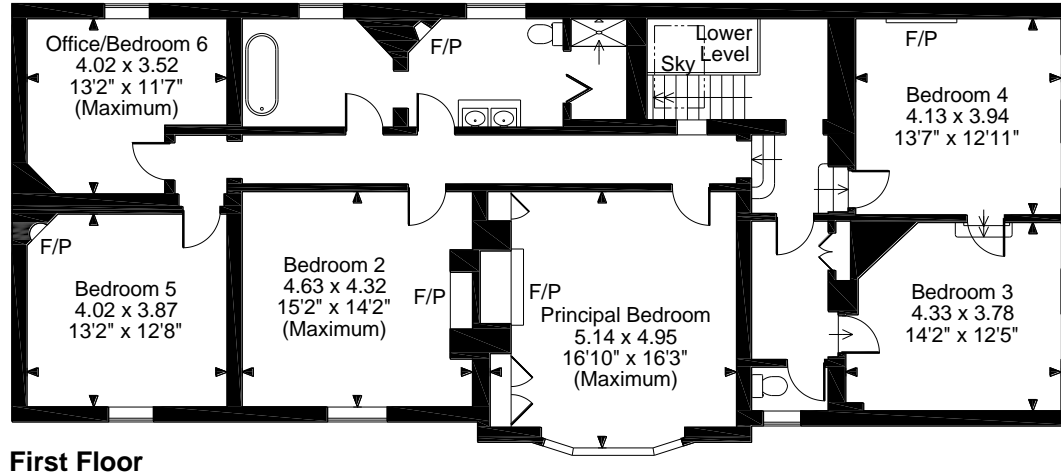
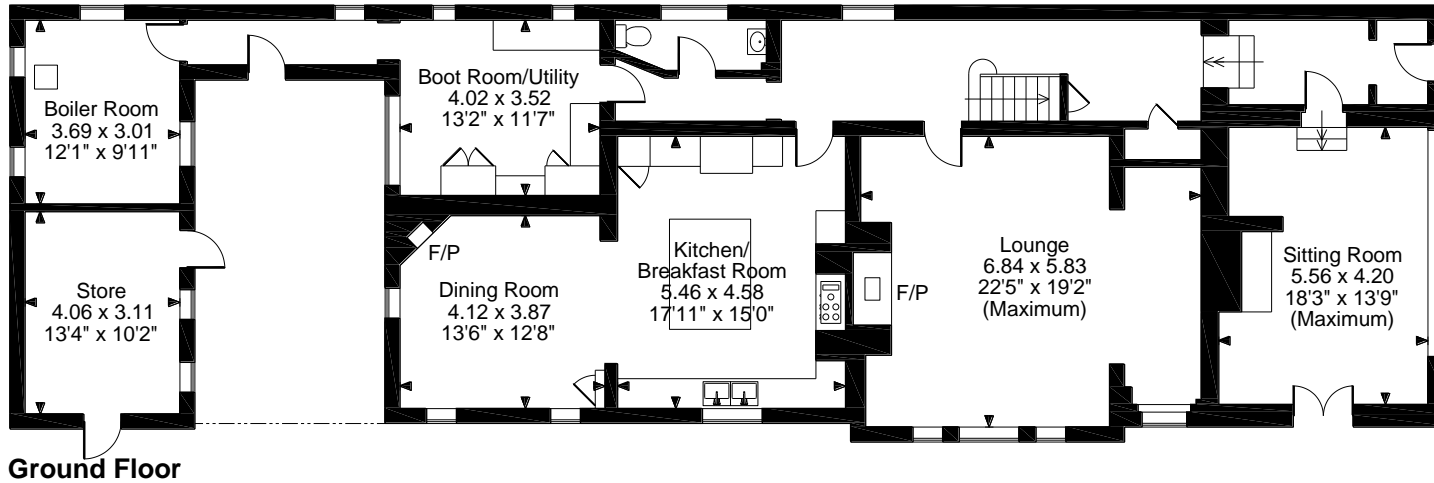
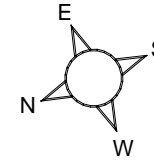
Chester – 30 miles  
Liverpool Airport – 48 miles  
Manchester Airport – 57 miles

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**The Cottage, Glascoed Road, St. Asaph**  
**Approximate Gross Internal Area**  
**Main House = 3663 Sq Ft/340 Sq M**  
**Store = 136 Sq Ft/13 Sq M**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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