



Luke Street

St. Asaph, LL17 0SE

Offers over £185,000



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Hallway

Step into your new abode. As you enter the welcoming hallway, you'll notice the elegant tiled floors and strategically placed power points for added convenience. The doors ahead lead to...

Lounge

An elegant space designed for comfort and relaxation, featuring the cosy ambiance of a cast-iron open fireplace with a tiled hearth. Convenient power points, a radiator, hardwood flooring for easy upkeep, and a front-facing UPVC glazed window complete the room.

Conservatory

An illuminated space crafted from UPVC materials, featuring hardwood flooring and strategically placed power points for added convenience.

Kitchen/ Breakfast Room

This impressive kitchen has undergone recent installation, showcasing an array of contemporary wall, drawer, and base units complimented by a beautiful work surface. The inclusion of a Belfast sink with a mixer tap enhances convenience, while the integrated oven with a five-ring gas hob and an extractor hood adds a practical touch. A breakfast bar provides a space for bustling mornings, and there's a designated area for a fridge freezer. The UPVC window on the front elevation ensures ample natural light.

Second Reception Room

The second reception room serves as a versatile area, suitable for remote work-from-home purposes as well. Within this space, you'll find access to the loft, conveniently placed power points, and UPVC doors that open up to the rear garden.

Utility Room

The utility room serves as a practical area within any household, featuring a selection of base units paired with a work surface. It includes plumbing for a washing machine and a UPVC window on the rear elevation.

Inner Hall

The inner hull provides an additional access point to the loft, conveniently placed power points, and it also houses the central heating boiler.

Bedroom One

Positioned at the side of the property, this double bedroom features a radiator that ensures comfort, power points for convenience, and ambient lighting.

Bedroom Two

Another bright double bedroom, located at the front of the property, boasts a radiator for comfort, conveniently placed power points, and lighting that sets a comfortable ambiance.

Bathroom

A generously sized, contemporary bathroom equipped with a white suite that includes a low flush WC and a wash hand basin with storage underneath. The glass shower screen provides access to a double shower with attachments overhead. For added comfort, there's a radiator, while fully tiled walls and flooring ensure cleanliness. The presence of an obscured UPVC window guarantees both privacy and natural light.

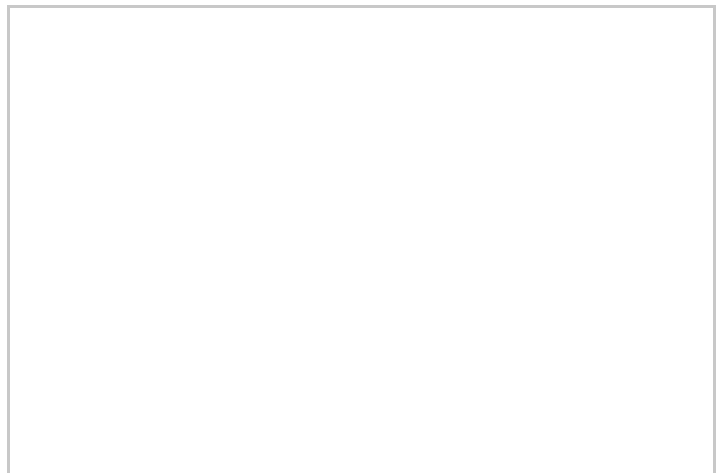
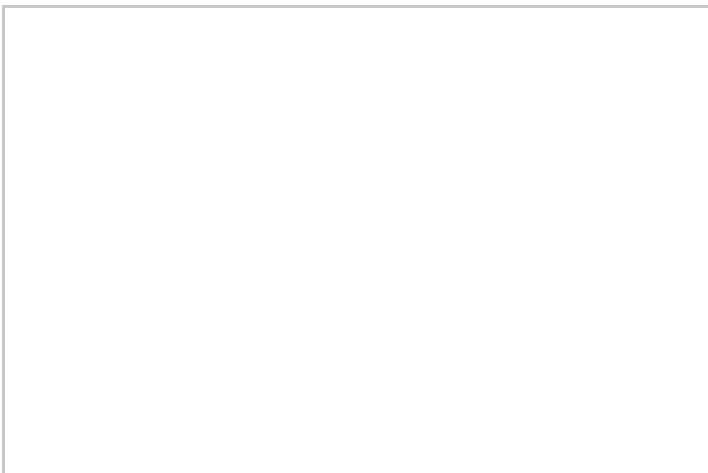
External

Accessed via a driveway, ample off-road parking is provided. The property's front warmly welcomes you. Outside lighting enhances the atmosphere, and a water supply ensures convenience. The rear garden, accessible from either side of the property, features a pathway leading to a sunlit patio area, perfect for alfresco dining, along with steps that ascend to a tiered garden. The property showcases lush green

lawns and remarkable views towards the Clwydian Range. Amidst this enchanting landscape, where lush greenery flourishes, a symphony of sloe bushes, elderberries, and vibrant rhubarb unfolds in the garden. Adding a touch of culinary delight to the scenery. Nestled within this idyllic setting is the convenience of parking for 2-3 cars, a thoughtful detail that ensures both practicality and ease for those who journey to this tranquil haven.

Agent's Note

There is the potential to purchase a piece of land opposite the property to create further parking/garage subject to necessary consents.



Road Map



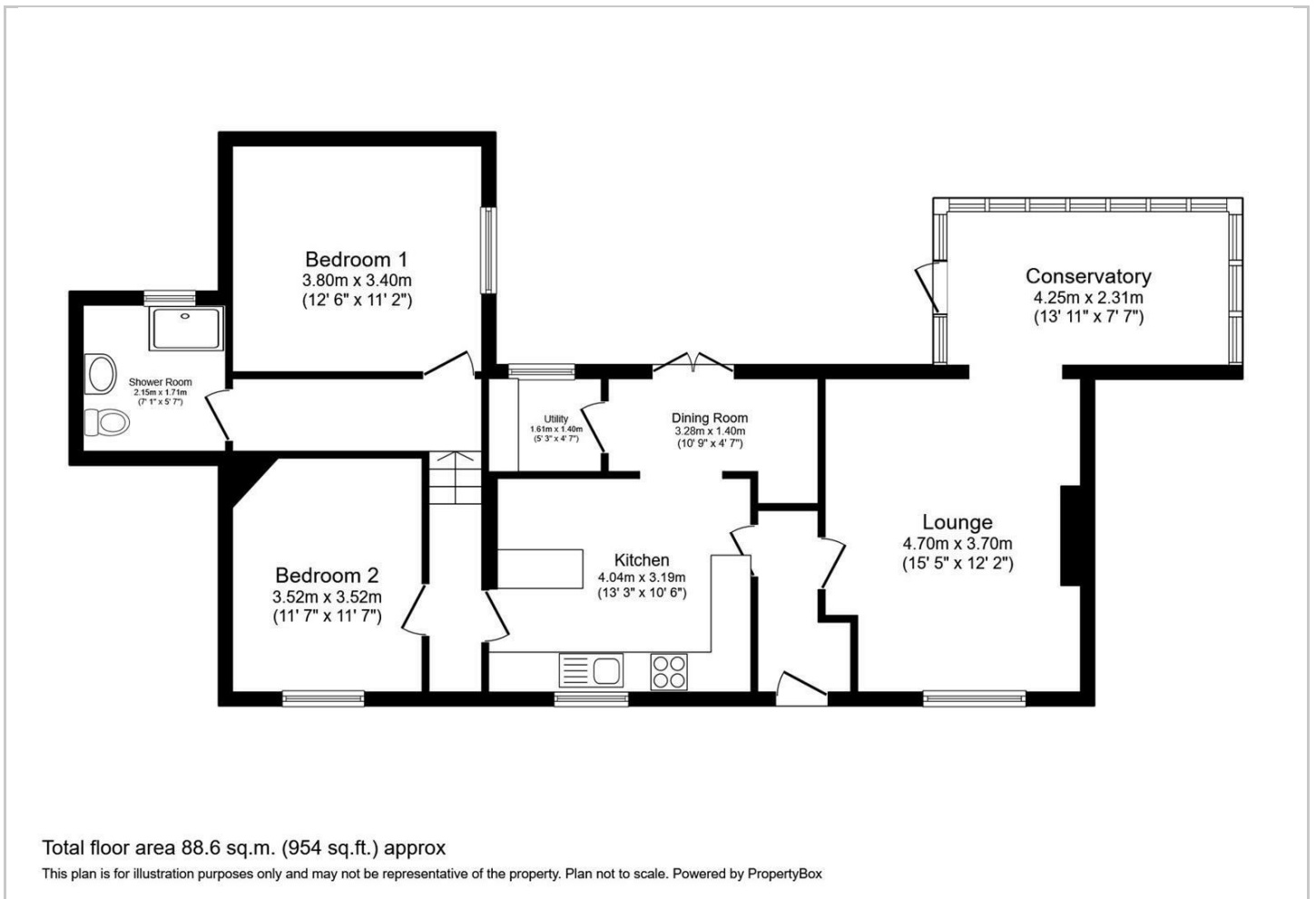
Hybrid Map



Terrain Map



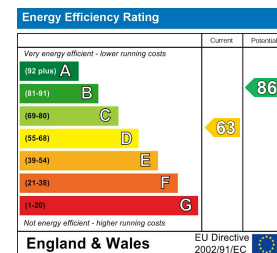
Floor Plan



Viewing

Please contact our Idris Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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