



## The Cottage Glascoed Road

St. Asaph, LL17 0LH

**£525,000**

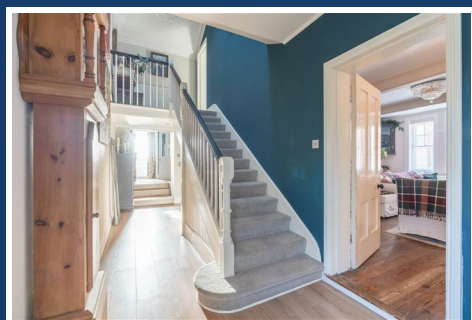




# The Cottage Glascoed Road

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## Reception Hall

### Lounge

22'3" x 19'0" (6.80m x 5.80m)

### Sitting Room

18'0" x 13'9" (5.50m x 4.20m)

### Kitchen

17'8" x 15'1" (5.40m x 4.60m)

### Dining Room

13'5" x 12'9" (4.10m x 3.90m)

### Boot Room/ Utility

13'1" x 11'5" (4.00m x 3.50m)

### Boiler Room

12'1" x 10'2" (3.70m x 3.10m)

### Store

13'5" x 10'2" (4.10m x 3.10m)

### Landing

### Bedroom One

16'8" x 16'0" (5.10m x 4.90m)

### Bedroom Two

15'1" x 14'1" (4.60m x 4.30m)

### Bedroom Three

14'2" x 12'4" (4.33m x 3.78m)

### Bedroom Four

13'5" x 12'9" (4.10m x 3.90m)

### Bedroom Five

13'1" x 12'9" (4.00m x 3.90m)

### Bedroom Six

13'1" x 11'5" (4.00m x 3.50m)

### Bathroom

19'0" x 6'7" (5.80m x 2.03m)

### External

As you step onto the grounds, a vast expanse of space unfolds, showcasing the lush lawned area and woodland sprawl that stretch across 0.66 acres. This generous parcel of land invites you to immerse yourself in the wonders of outdoor living, providing ample room to embrace family life and even embark on the delightful venture of keeping chickens.

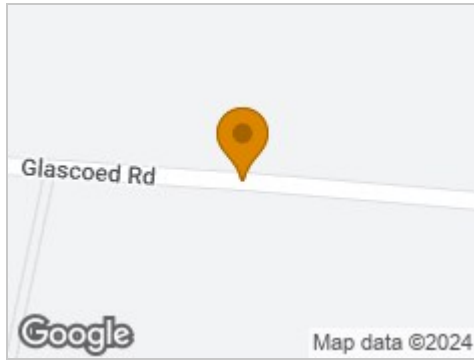
The property extends a warm welcome with an attractive frontage and a true cottage garden, adding a touch of charm to the exterior. A small courtyard beckons you home, where the current owners have curated an outdoor haven, ideal for basking in the warmth of days or enjoying starlit nights.

Completing the outdoor ensemble of this substantial property is the indispensable outhouse and boiler room, perfect for storage and ensuring practicality on a property of this size. The gated driveway leads to extensive off-road parking, adding a touch of convenience to the overall appeal of this delightful abode.

This residence isn't just a home; it's a lifestyle, an embodiment of warmth, elegance, and the promise of cherished moments in every corner.



## Road Map



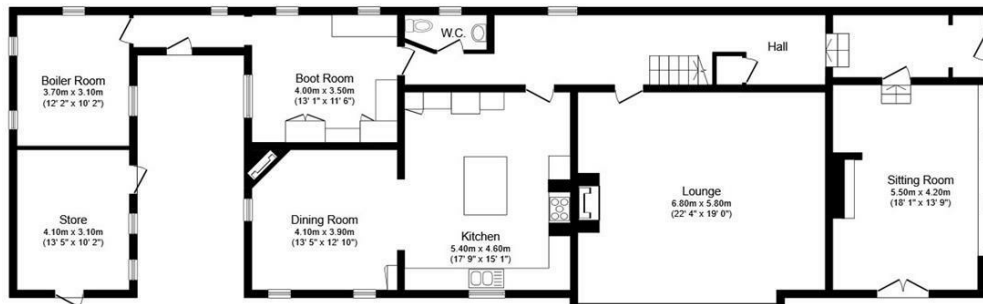
## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

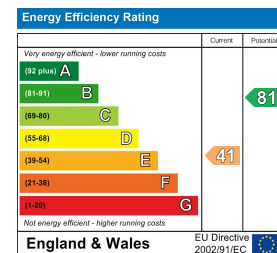
Total floor area 338.1 m<sup>2</sup> (3,639 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Viewing

Please contact our Idris Estates 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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