



## Cae Winefride

St. Asaph, LL17 0PX

**Offers in excess of £230,000**





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## The Tour

Welcome to this beautifully presented home, tucked away in a peaceful cul-de-sac. Greeted by the lovely lawned garden, follow the pathway to the pale green door and step into the bright, airy hallway. Here, you'll find a convenient downstairs WC and a separate utility cupboard.

The kitchen dining area is the heart of this home, recently opened up and enhanced with stylish new fittings and fixtures. The herringbone wooden flooring leads you into this serene space, featuring a concealed dishwasher, fridge/freezer, Belfast sink, steel gas range cooker, and bespoke wooden cabinets – every detail thoughtfully designed including the conversion of the hallway store in to a neat utility cupboard plumber for a washer dryer. The spacious living area opens onto the rear garden through double patio doors, creating an ideal setting for entertaining, with plenty of room for gathering friends and family.

Up the carpeted stairs, which flow seamlessly throughout the first floor, you'll find three bedrooms and the family bathroom. The primary bedroom is a standout, offering a beautifully

appointed en-suite with a double shower, basin, and WC. With ample space for a super king bed and storage, this room overlooks the front of the house. At the back of the property, the second bedroom comfortably fits a double bed, while the third bedroom is a cosy single. The family bathroom is finished to a high standard, featuring a bathtub, basin, and WC.

## The Exterior

At the front of the property, there is off-road parking for two vehicles in front of a small, lawned garden. The rear garden, recently landscaped, features a new lawn and a spacious patio area perfect for outdoor furniture. Surrounded by high fencing and lush green hedges, this private space is ideal for enjoying the morning sunshine.

## The Location

Situated in the charming cathedral city of St Asaph, this home is just a short walk from the scenic banks of the River Elwy and its picturesque pathways. The town centre offers a variety of cafes, pubs, restaurants, a local school, and a leisure centre with fitness facilities.

With the A55 only a couple of minutes' drive away, the property provides easy access for travel

Tel: 01745 630322

towards Chester in one direction and Conwy in the other.

**Hallway**

**Kitchen**

16'11" x 9'4" (5.18m x 2.86m)

**Living Room**

16'9" x 10'4" (5.12m x 3.15m)

**Cloakroom (WC)**

**Utility Cupboard**

**Store**

**Landing**

**Bedroom One**

12'9" x 10'4" (3.89m x 3.15m)

**En-Suite**

3'10" x 8'1" (1.17m x 2.47m)

**Bedroom Two**

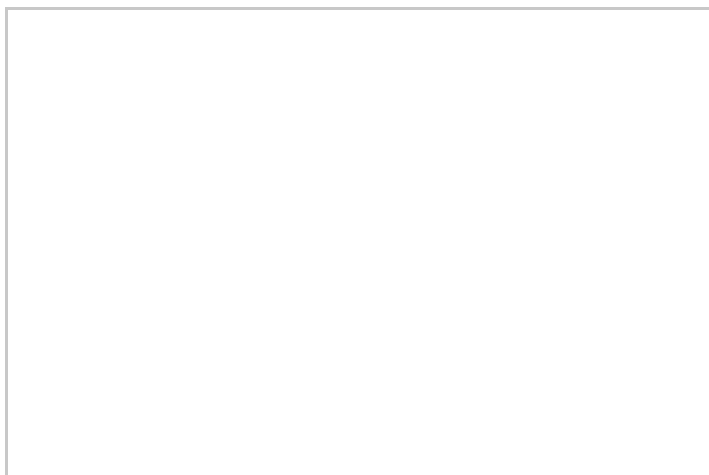
10'6" x 9'7" (3.22m x 2.93m)

**Bedroom Three**

10'6" x 6'10" (3.22m x 2.10m)

**Bathroom**

6'5" x 5'6" (1.98m x 1.70m)



## Road Map



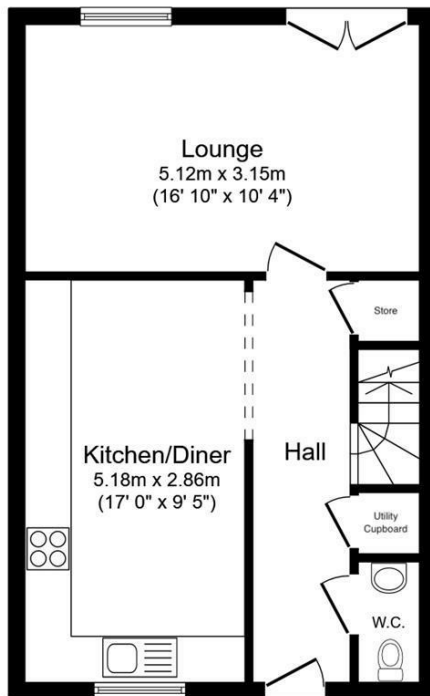
## Hybrid Map



## Terrain Map

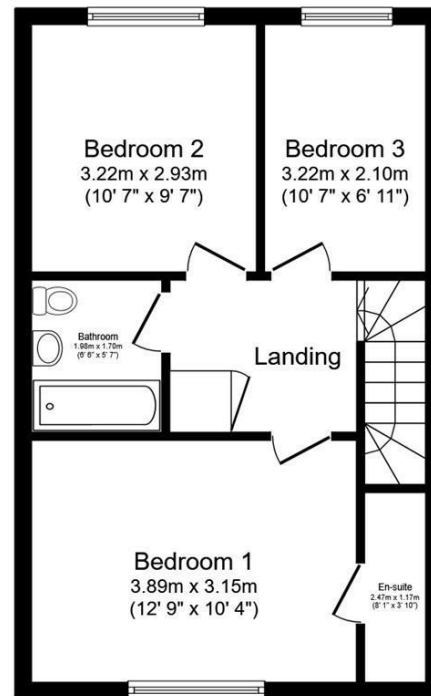


## Floor Plan



### Ground Floor

Floor area 43.9 m<sup>2</sup> (472 sq.ft.)



### First Floor

Floor area 43.9 m<sup>2</sup> (472 sq.ft.)

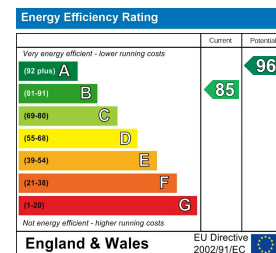
**TOTAL: 87.7 m<sup>2</sup> (944 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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