



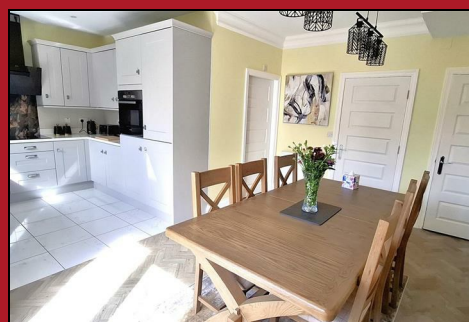
JONES PECKOVER

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41, Ffordd Brenig, St. Asaph, LL17 0EZ

- Semi Detached 4 Bedroom House
- Family Bathroom & Two En Suites
- Generous Rear Gardens
- Gas Fired Central Heating
- Immaculately Presented Accommodation
- Welcoming Kitchen & Dining Room
- Garage and Off-Road Parking
- UPVC Double Glazing

An immaculately presented 4 bedroom semi detached house occupying a convenient and sought-after location on Ffordd Brenig, just off Upper Denbigh Road in St. Asaph.

The property provides spacious family accommodation with Living Room, Kitchen/Dining Room with separate Utility Room, downstairs Wc, 4 Double Bedrooms, 2 En Suite Shower Rooms and Family Bathroom.

The gardens are generous and provide an excellent space for outdoor entertaining. To the front are lawns and flower borders together with ample off-road parking giving access to the integral garage, whilst the rear gardens are particularly generous and provide extensive lawns and paved patio areas, all within a timber fenced boundary.

Gas fired central heating, UPVC double glazing throughout. Views of the Clwydian Hills.

With its contemporary design and thoughtful layout, this property provides an ideal family home in an excellent location.

GROUND FLOOR ACCOMMODATION

External composite door giving access to:-

ENTRANCE HALLWAY

With staircase to first floor.

LIVING ROOM

5.28 x 3.53

UPVC double glazed window overlooking the front garden, coved ceiling.

KITCHEN AND DINING ROOM

14'11" x 10'2" (4.57 x 3.10)

This spacious and light family room has been fitted to a high specification and provides contemporary wall, drawer and base units with integrated appliances including oven and induction hob with extractor hood over, fridge, freezer, void and plumbing for dishwasher, inset stainless steel sink unit with mixer taps, inset spotlighting, under stairs storage, UPVC double glazed window and French doors to rear elevation giving access to the paved patio and rear gardens.

UTILITY ROOM

9'10" x 5'2" (3.02 x 1.60)

Co-ordinating base and wall units with working surfaces, stainless steel sink unit, void and plumbing for washing machine. Integral door giving access to the garage.

DOWNSTAIRS CLOAKROOM

5'6" x 3'1" (1.70 x 0.96)

Low flush wc, pedestal wash hand basin, double glazed window to front elevation, extractor fan, tiled flooring.

FIRST FLOOR ACCOMMODATION

First floor landing with storage cupboard.

MASTER BEDROOM

19'5" x 12'5" (5.94 x 3.81)

Spacious and particularly light room with two UPVC double glazed windows to rear elevation.

EN SUITE SHOWER ROOM

9'3" x 7'5" (2.84 x 2.28)

With spacious walk in shower cubicle, pedestal wash hand basin, shaver point, low flush wc, UPVC double glazed window to side elevation, extractor fan, recessed spotlighting, heated towel rail, part tiled walls.

En-suite

BEDROOM 2

12'9" x 12'8" (3.91 x 3.88)

Generous double bedroom with UPVC double glazed window to the front elevation with views of the Clwydian Range.

EN SUITE SHOWER ROOM

6'7" x 6'2" (2.03 x 1.88)

Shower cubicle, pedestal wash hand basin, low flush wc, heated towel rail, part tiled walls, UPVC double glazed window to front elevation.

SECOND FLOOR ACCOMMODATION

Landing giving access to:

BEDROOM 3

15'10" x 9'5" (4.85 x 2.89)

UPVC double glazed window to front with hillside views.

BEDROOM 4

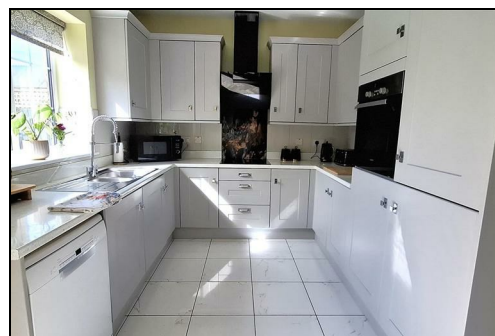
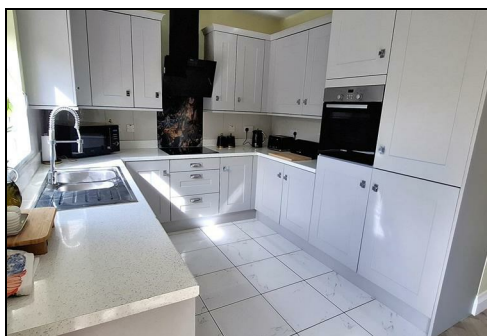
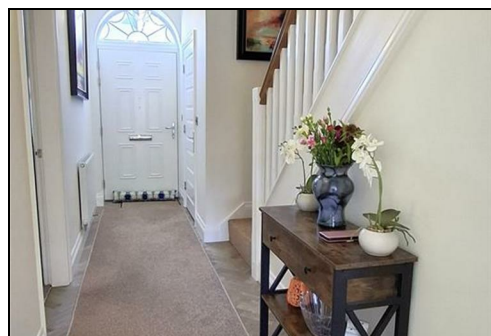
12'4" x 9'5" (3.76 x 2.89)

UPVC double glazed window to rear elevation.

BATHROOM

6'11" x 5'8" (2.11 x 1.75)

Panelled bath with shower over, pedestal wash hand basin, low flush wc, extractor fan, shaver point.



INGEGRAL GARAGE

18'6" x 10'0" (5.66 x 3.05)

Electric up and over door, UPVC external door to rear garden, ample power points, overhead storage.

GARDENS

The front gardens comprise of a paved driveway providing ample off-road parking together with lawns bordered by box hedging and low maintenance flower borders with mature shrubs and flowering plants. To the rear, the generous and enclosed gardens provide an ideal space for family gatherings and comprise of lawns, extensive paved patio and low maintenance established flower borders.

Outside

The front of the property is approached by a brick paved double driveway with space for two vehicle's. Timber gate leading to the rear garden. The rear of the property is mostly laid to lawn, with timber shed, paved patio area, bounded by timber fencing for a private sunny aspect, great for Alfresco dining.

COUNCIL TAX BAND D

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All

descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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