

# Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

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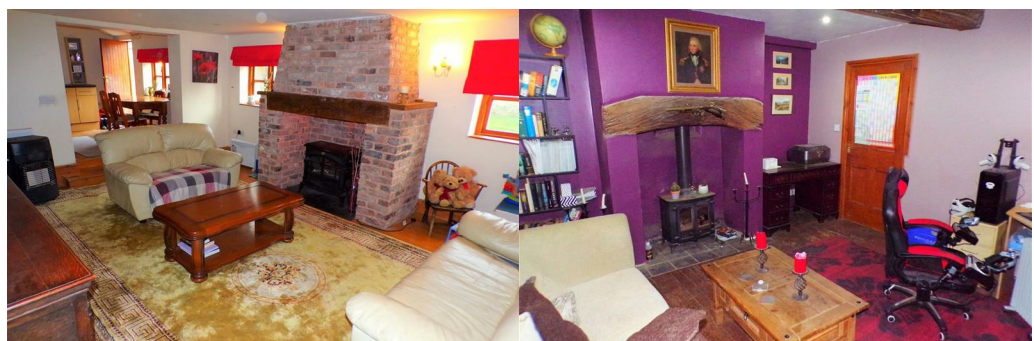


## Elwy Bank High Street, St. Asaph, Denbighshire LL17 0RD

An opportunity to acquire an impressive private historic residence that is a Grade II\* Listed Building having murals of national importance to one of its rooms. The property is situated in the historic city of St Asaph being in the vicinity of all shops, amenities, Schools, the Cathedral and easy access to the A55 Expressway. The accommodation briefly affords: Entrance Hall, Sitting Room, Dining Room, Fitted Kitchen/Diner and Shower Room. To the First Floor: Living Room, Kitchen/Diner, Mezzanine Landing with Toilet Off, Bedroom, Landing/Study Area and 2 further Bedrooms, one benefitting from En Suite Shower Room and a further Living Room.

To the Second Floor: 2 Bedrooms, En Suite Shower Room and Room off with potential to create a Dressing Room and/or En Suite.

To the exterior there is a good sized rear garden with terraced lawned areas and raised decked area with balustrade. Covered area and personnel door to the High Street.



Offers Around £300,000

# Elwy Bank High Street, St. Asaph, Denbighshire, LL17 0RD

## Ground Floor

Timber entrance door leads to

## Entrance Hall

Radiator, aged mosaic tiled floor and timber personnel door to the exterior.

## Sitting Room

13' x 13'6(into alcove) (3.96m x 4.11m(into alcove))

Inglenook style fireplace with timber beam and solid fuel burned on tiled hearth. Power points, radiator, central ceiling beam and secondary glazed window to the front. Timber door to Kitchen/Diner.

## Dining Room

13'4 x 14'2 (4.06m x 4.32m)

Timber dado panelling, fireplace with space for electric heater. Fitted shelving, carpet, spotlight fittings and double glazed window to the front. Murals including Lord Nelson and Duke and Duchess of Kent which are of national importance and an individual and unique feature to this historic property.

## Fitted Kitchen/Diner

14'6 x 17'6 (4.42m x 5.33m)

Fitted out with a range of base units, storage cupboards and a glazed display cabinet with formica topped work surfaces having an inset stainless steel sink unit with mixer tap, rinsing sink and single drainer. Inset ceramic gas hob and electric oven and unit within Inglenook style area. Sealed unit double glazed windows, stonework slab floor, radiator, power points, plumbing and space for automatic dishwasher. Inset downlighters and a wall mounted gas fired Worcester combination central heating boiler. Glazed door to external covered area.

## External covered area

30' x 10'8 (9.14m x 3.25m)

Access door to the front and providing storage area.

## Shower Room

Tiled cubicle with Triton shower control unit(not tested), pedestal wash hand basin and close couple WC. Part tiled walls, ladder style heated towel radiator.

## First Floor Landing

Twin timber doors to

## Living Room

14'4 x 17'6 (4.37m x 5.33m)

Brickwork Inglenook style fireplace with timber mantle and space for electric heater on slate hearth. Two radiators, stained timber floorboards, power points, inset downlighters and sealed unit double glazed windows to the rear. Steps up to

## Kitchen/Diner

13'2 x 10'4(maximum measurements) (4.01m x 3.15m(maximum measurements))

Stainless steel sink unit with single drainer and a range of base and wall mounted storage cupboards with formica topped work surfaces. Power points, stained timber floor boards, sealed unit double glazed window and door to the rear garden. Steps up to

## Mezzanine Landing

## Toilet Off

Having close couple WC and pedestal wash hand basin.



### Front Left Hand Bedroom

13'2 x 13'6 (4.01m x 4.11m)

Radiator, power points, carpet and double glazed window to the front. Vintage style bath with telephonic central shower taps.

### Front Landing/Study Area

9'10 x 6'8 (3.00m x 2.03m)

Power points, carpet and double glazed window.

### Front Right Hand Bedroom Off

13'6 x 9' (4.11m x 2.74m)

Radiator, power points, carpet and secondary glazed window.

### En Suite off

Tiled shower cubicle with Triton control unit, rail and curtain. Pedestal wash hand basin and close couple WC.

### Front Centre Bedroom

13'6 x 13'10 (4.11m x 4.22m)

Radiator, power points, carpet and secondary glazed window to the front. Central timber ceiling beam. Door to

### Living Room

### Second Floor Landing

Carpet and radiator.

### Front Right Hand Bedroom

13' x 9' (3.96m x 2.74m)

Radiator, power points, carpet and windows to the front and rear.

### En Suite Shower Room off

Tiled shower cubicle with shower control unit. Pedestal wash hand basin and close couple WC.

### Front Left Hand Bedroom

13' x 13'6 (3.96m x 4.11m)

Radiator, power points and carpet.

### Room Off

14'6 x 8'2 (4.42m x 2.49m)

Radiator, power points and two double glazed skylight windows. Potential to create a Dressing Room and/or En Suite.

### Exterior

Good sized rear garden with terraced lawned areas having a lower lawned area with steps up to upper lawned area. Useful Timber Shed and raised decked area with balustrade. Access to covered area with personnel door to the High Street.

### Directions

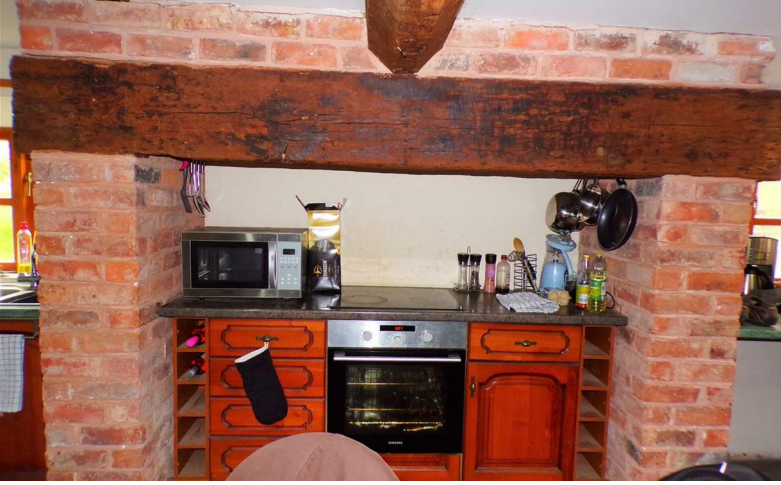
On entering St Asaph from Rhuddlan proceed along The Roe, and at the mini roundabout, take a left turn over the River Elwy and onto the High Street and Elwy Bank will be found on the right hand side.

### Agents Notes

Please Read Carefully

1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
4. All viewings and negotiations are to be carried out through The Agents. 5. This sales detail is protected by the Laws of Copyright.
6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
7. Details prepared 15th March 2022
8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
9. The property is located within a Conservation Area and is a Grade II\* Listed Building.
10. COUNCIL TAX BAND -F. FREEHOLD
11. Could we request that any offer submitted is done so via email along with your source of finance to meet regulations.





While every attempt has been made to ensure the accuracy of the Reception contained here, measurements of photos, videos, virtual tours and other items are approximate and the responsibility is placed on the user. The service, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency on the date made with Moorgate ©2022



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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Regulated by RICS  
David K. Jones BSc(Hons) FRICS Registered Valuer  
Nicholas Redfean

