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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 £260,000

Ground Floor

Entrance Hall

Sitting Room

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

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)

External covered area

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

Shower Room

First Floor Landing

Living Room

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

Kitchen/Diner

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

Mezzanine Landing

Toilet Off

Front Left Hand Bedroom

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

Front Landing/Study Area

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

Front Right Hand Bedroom Off

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

En Suite off

Front Centre Bedroom

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

Living Room



Second Floor Landing

Front Right Hand Bedroom

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

En Suite Shower Room off

Front Left Hand Bedroom

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

Room Off

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

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.



