



## Tros Elwy Upper Denbigh Road, St. Asaph, Denbighshire, LL17 0RW

**£820,000**

 6  3  3  E

**EPC - E45**

**Council Tax Band - E**

**Tenure - Freehold**

# Upper Denbigh Road, St. Asaph

## 6 Bedrooms - House - Detached

This very impressive red brick-detached house built in 1871 affords the grand entrance hallway, ground floor toilet, cellar rooms, spacious lounge diner, open plan kitchen with breakfast room with access to a calming rear sitting room, also off the kitchen is a utility room. On the upper floor there is the landing, three bedroom, en-suite off the second bedroom, master walk in dressing room & spacious en-suite. To the second floor there is the upper landing, family size bathroom, plus three further double bedrooms. Having gas central heating, large block paved driveway with extensive lawned garden, garage plus to the rear there is a mature sunny aspect garden with large patio and stunning lawned garden edged with trees and variety of bedding plants. Viewing is to be arranged via the selling agent. EPC is E45. Freehold. Council tax band E.



### Accommodation

Timber front door giving access into the spacious hallway.

### Entrance Hallway

25'3" max x 11'7" max (7.7 max x 3.54 max)

This impressive hallway has a front window, coved ceiling, dado rail, access to the ground floor toilet, radiators, door to the cellar rooms, feature staircase leading to the upper floor, glazed timber door giving access to a rear porch that has double glazed French doors to the rear garden.

### Ground Floor Toilet

4'7" x 4'3" (1.4 x 1.3)

Comprising of a corner vanity wash hand basin, tiled splash-backs, toilet, extractor fan, wood flooring & radiator.

### Lounge Diner

31'2" x 15'1" (9.50 x 4.61)

This large open plan room has radiators, coved ceiling, bay French doors to the rear with side windows, front window, additional feature box bay window to the side, T.v connection, stone fire surround with gas log burner and ample space for a dining table.

### Breakfast Room Area

13'1" x 9'6" (4.00 x 2.90 )

With wood flooring, radiator, window looking towards the private front garden, timber glazed French door lead into the sitting room and open plan access to the feature kitchen:

### Kitchen

10'9" x 10'5" (3.30 x 3.20 )

Fitted with wood wall, base and drawer units, integral dishwasher, wine rack, black granite worktop surfaces, range cooker with brick feature surround, additional two ring gas burners, wall tiles, Belfast sink with mixer tap, window looking over the front garden, feature angled ceiling with beams and two velux roof windows, quarry tiled flooring,

### Sitting Room

14'11" x 13'5" (4.55 x 4.10 )

Having bay French doors that open to the rear garden with adjacent side windows, radiator, wood flooring, T.v connection, fire surround.

### Inner Lobby

With door giving access to a side toilet facility and door that gives access to the utility room.

### Utility Room

10'5" x 8'6" (3.2 x 2.6 )

Fitted with wall, base and drawer units, worktop surfaces, tiled splash-backs, single drainer sink, plumbing for a washing machine, space for a tumble dryer, void for a fridge freezer, angled ceiling with beams & velux roof window, radiator and double glazed rear door that provides access to the rear patio & garden.

### First Floor Landing

24'10" x 6'6" (7.57 x 2.00 )

Window to the front & rear, staircase to the second floor accommodation, and walk in airing cupboard with shelving.



### Study or Sixth Bedroom

14'10" x 8'0" (4.53 x 2.44 )

Currently used as a study, this room could be the sixth bedroom. Having a radiator and window looking over the beautiful garden.

### Bedroom 1

14'10" x 13'5" (4.54 x 4.10 )

With bay window to looking over the rear garden and views beyond, radiator, decorative archway leading to the open plan dressing room:

### Master Dressing Room

13'3" x 10'2" (4.06 x 3.10 )

Ample built in wardrobes, dressing table with full length mirror & side glass shelving, radiator, window to the front and central glass double doors open to the hidden en-suite shower room.

### Master En-Suite Shower Room

13'1" x 5'6" (4.00 x 1.70 )

Comprising of a vanity wash hand basin with tiled worktop, tiled splash-backs, toilet and enclosed shower, extractor fan, spot lights, wall light, mirror, heated towel rail and front window.

### Bedroom 2

15'1" x 13'5" (4.6 x 4.10 )

With bay window looking over the rear garden, radiator and door to the en-suite.

### En-Suite Shower Room

8'10" x 4'11" (2.7 x 1.5 )

Comprising of a pedestal wash hand basin, toilet, shower enclosure, wall tiles, shaver socket, radiator with towel rail, extractor fan and window to the side.

### Second Floor Landing

With velux roof lights to both sides and walk in storage cupboard with radiator & shelving.

### Bathroom

14'2" x 7'5" (4.33 x 2.27)

Comprising of pedestal wash hand basin, toilet, bath with mixer shower attachment, shower enclosure, extractor fan, wood effect flooring, radiator, wall tiles and window to the front.

### Bedroom 3

14'6" x 13'5" (4.44 x 4.10 )

Having a radiator, arched window to the front and built in wardrobes.

### Bedroom 4

14'6" x 13'1" (4.44 x 4.00)

With radiator, built in wardrobes and window to the rear.

### Bedroom 5

14'5" x 13'5" (4.40 x 4.10 )

This room has a radiator, window to the rear and built in wardrobes.

### Cellar Rooms

Access is from the main hallway. Stairs lead down to the inner lobby and open plan access to two rooms.

Room 1 - with radiator, strip lighting, fire place and double glazed window.

Room 2 - with floor standing boiler and double glazed window.

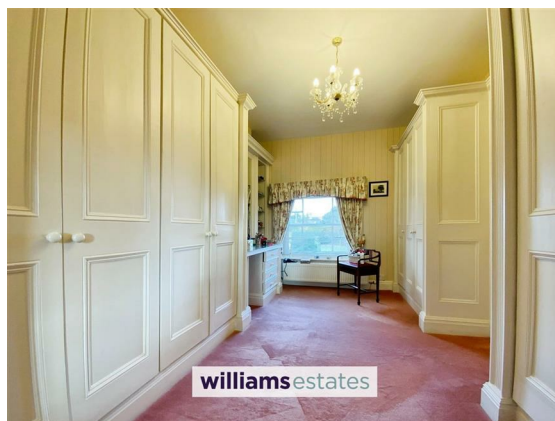
### Outside

The front is larger than average with gated access to a long block paved driveway of which provides ample parking for a number of vehicles with enough room to turn around. The main garden is lawned with surrounding gravelled paths, water feature plus a variety of mature trees and shrubs. Side access to the rear garden.

The sunny aspect rear enclosed garden offers a good size patio for Alfresco living, with the main garden being laid to lawn, edged by a sweeping path around the well stocked flower beds. To the side there is pergola with dwarf red brick walling and decorative quarry tiled patio. Viewing is essential to appreciate the garden size, mature trees, plants, views and privacy.

### Directions

Proceed onto Rhuddlan Road and head over the roundabouts heading in the direction of St Asaph. Continue onto lower St Asaph passing the Plough public house, then left up the Town. At the junction, turn right passing the Cathedral and you will locate this stunning house on your right hand side (Tros Elwy).





**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 309.2 m<sup>2</sup> (3,329 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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 369444

[Rhyl@williamsestates.com](mailto:Rhyl@williamsestates.com)

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