



**37 Ashly Court, St. Asaph, Denbighshire,
LL17 0PG**

£310,000

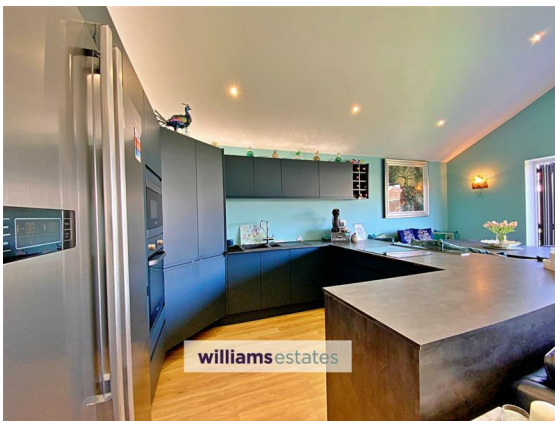
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EPC - D65 Council Tax Band - C Tenure - Freehold

Ashly Court, St. Asaph

3 Bedrooms - Bungalow - Detached

This detached bungalow really does have the Wow factor!. The accommodation offers the entrance hallway, modern shower room, utility room, additional room, three bedrooms, master walk in wardrobe and en-suite, plus extended open plan living room with stunning fitted kitchen & dining area with bi-folding patio doors to a landscaped rear garden. Having double glazing, gas heating, outdoor kitchen, bar/games room plus additional store. EPC is D 65. Freehold. Council tax band C.



Accommodation

Composite front door giving access into the entrance hallway.

Entrance Hallway

Having Karndean flooring, radiator, loft access and oak doors off to all other rooms.

Bedroom 1

14'2" x 10'11" (4.32 x 3.33)

With t.v connection, radiator, double glazed side & front windows, door leading into the walk in wardrobe;

Walk in Master Wardrobe

8'4" x 7'9" (2.54 x 2.36)

Having Karndean flooring, radiator, double glazed side window, fitted shelving & hanging rails, door to the en-suite shower.



En-Suite Shower Room

8'3" x 3'1" (2.51 x 0.94 (2.52 x 0.95))

Comprising of a modern vanity wash hand basin, comfort height toilet and double size shower enclosure, complementary grey wall panels, extractor fan, spot lighting, heated towel rail, Karndean tiled effect flooring, recessed shelving and double glazed side window.

Bedroom 2

11'1" x 10'10" (3.38 x 3.30)

Having a radiator and double glazed side window.

Bedroom 3

10'10" x 7'8" (3.30 x 2.34)

With radiator, built in cupboard housing the boiler and double glazed side window.

Family Shower Room

7'3" x 5'10" (2.21 x 1.78 (2.20 x 1.77))

Comprising of a modern vanity wash hand basin & built in toilet, walk in shower with a fixed black tinted shower screen, complimentary grey wall panels, inset shelving, extractor fan, spot lights, black heated towel rail and double glazed side window.



Utility Room

7'9" x 4'10" (2.36 x 1.47)

Fitted wall units, base cupboards, worktop surface with void under for the tumble dryer, plumbing for a washing machine, extractor fan, Karndean flooring and door to the additional room.

Additional Room

15'7" x 7'5" (4.75 x 2.26 (4.76 x 2.25))

With white gloss PVC ceiling panels, inset spot lighting, double glazed front window with fitted blind, power sockets, Karndean flooring, radiator, rear access door and temporary base units with worktop surface and circular sink.

Extended - Open Plan Lounge, Kitchen & Dining A

20'9" x 18'10" (6.32 x 5.74)

This amazing and impressive open plan lounge has a vaulted ceiling with inset spotlighting, T.v connection, radiators, Karndean flooring and to the kitchen there is a wide range of dark grey matt fronted wall, base and drawer units, grey square edge modern worktop surfaces, wine rack, corner fitted double walk in larder cupboard, void for an American style fridge freezer, single drainer sink, 3-in-1 mixer tap with instant hot water facility. Built in oven & microwave, electric hob with counter top pop up extractor fan.

The dining area has built in corner bench seating with under storage cupboards that match the kitchen and bi-folding double glazed doors open fully to enjoy the rear outdoor living...

Outside

The front offers a driveway and the main garden has been laid with slate chippings and central raised flower bed. Side access to the rear. Security camera.

To the rear the garden offers a perfect entertaining area with artificial grass, paved path and benefits from having a covered outdoor kitchen area, set on a decked sun terrace with surrounding timber fencing for privacy. Party lights, sensor light fitting and outside sockets.

Just off the outdoor kitchen there is the adjacent bar or games room.

On the other side of the bungalow there is a handy purpose built store with double glazed entrance doors.

Bar

20'3" x 9'11" (6.17 x 3.02 (6.16 x 3.01))

Double glazed entrance door gives access into this perfect entertaining room with corner bar, spot lights, double glazed windows to the rear plus a double glazed front door. (Access to a handy store area with gate to the front)

Rear Store

11'2" x 8'1" (3.40 x 2.46)

Timber construction with double glazed sliding door, lighting, power sockets and timber exit door leading to the front.

Directions

Proceed onto Vale Road that in turn leads onto Rhuddlan Road. Follow the road towards St Asaph and at the roundabout take the second exit onto The Roe, passing the Plough public house and turn second right onto Ashly Court, this bungalow will be located on your right about half way up.





Floor Plan

Floor area 135.1 sq.m. (1,454 sq.ft.) approx

Total floor area 135.1 sq.m. (1,454 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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