

PETER LARGE

ESTATE AGENTS

Pen Ucha Roe Bach, Lower Denbigh Rd, St Asaph, Denbighshire LL17 0EP

£540,000

4 3 2



We are delighted to offer for sale this traditional former farm house with outbuilding and approx. 1/2 an acre of garden set in a beautiful rural location close to the Cathedral City of St Asaph with its shops and public amenities. Parts of the property date from the 1700's and it has has been modernised by its present owners to include double glazing, solar panels and air source heat pump. Having two reception rooms, good size kitchen, four bedrooms with master ensuite viewing is highly recommended to appreciate this gorgeous property.

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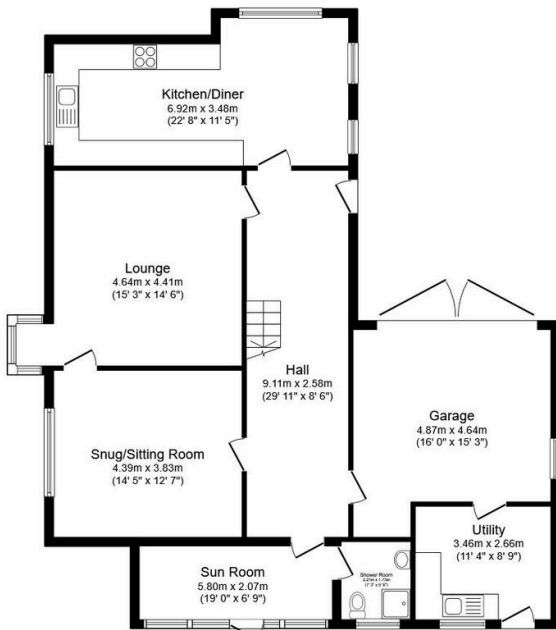
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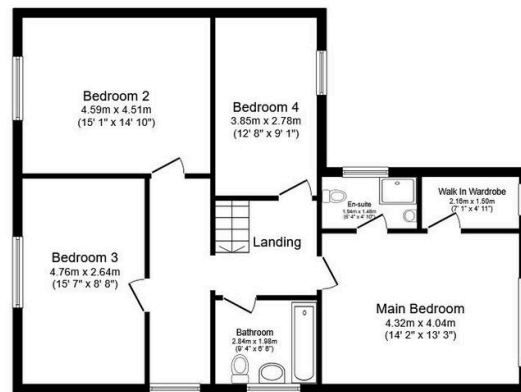
## Key Features

- DETACHED FORMER FARMHOUSE
- TWO RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- LARGE KITCHEN/DINER
- APPROX 1/2 ACRE GARDEN
- GARAGE & OUTBUILDING
- AMPLE OFF ROAD PARKING
- EPC RATING - B
- COUNCIL TAX BAND - G
- INSTRUCTED - 13/03/26



**Ground Floor**

Floor area 124.4 sq.m. (1,339 sq.ft.)



**First Floor**

Floor area 82.6 sq.m. (889 sq.ft.)

**Total floor area: 207.0 sq.m. (2,229 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)