



**5 Heol Clwyd, St. Asaph, LL17 0PB**

**£175,000**

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**EPC - D64    Council Tax Band - C    Tenure - Freehold**



# Heol Clwyd, St. Asaph

## 3 Bedrooms - House - End Terrace

A perfect home for First Time Buyers/Investors, with three bedrooms and an attic room, occupying a generously sized plot and situated in a popular residential area of St Asaph. The bright and spacious accommodation briefly comprises entrance hall, living room, kitchen/diner, three bedrooms and family bathroom. The well presented accommodation is ready to move into with well presented and neutral decor. To the outside are gardens to the front and rear along with a driveway providing off street parking. A fantastic family home or investment opportunity, further benefits also include central heating. Viewing is highly recommended.



### Entrance Hall

13'5" x 5'10" (4.110 x 1.789)

### Living Room

15'5" x 11'9" (4.704 x 3.589)

### Kitchen

21'7" x 8'6" (6.599 x 2.599)

### Bedroom One

11'6" x 10'3" (3.522 x 3.129)

### Bedroom Two

10'10" x 10'1" (3.307 x 3.080)

### Bedroom Three

9'10" x 7'3" (3.016 x 2.224)

### Attic Room

14'7" x 10'0" (4.470 x 3.055)

### Bathroom

8'2" x 5'5" (2.500 x 1.669)

### Directions

Directions from our Denbigh branch, Crown Lane, Denbigh (LL16 3AA):

Start on Crown Lane, heading north-east towards Chapel Place.

After 0.1 miles, bear slightly right onto Beacon's Hill.

After 0.2 miles, turn left onto Charnell's Well.

After a short distance, turn right onto Barkers' Well Lane.

After 0.3 miles, at the roundabout, continue straight ahead onto Ffordd y Graig.

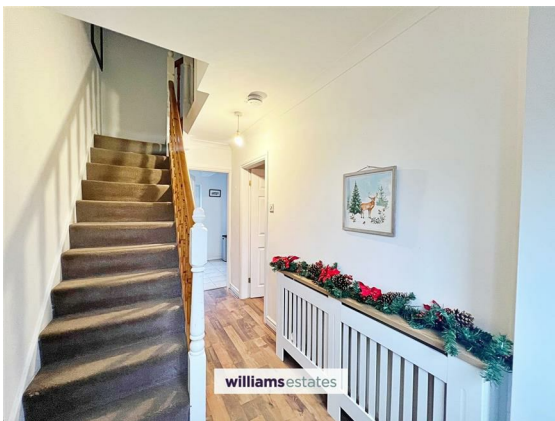
Follow this road for approximately 3.2 miles, then bear slightly left.

Shortly after (around 0.2 miles), bear slightly left again onto the B5381.

At the next roundabout, take the 2nd exit onto Lower Denbigh Road (B5381).

Turn left onto Llwyn Elwy.

Turn left onto Heol Clwyd — the destination will be on the right.







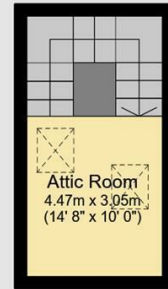
**Ground Floor**

Floor area 49.3 sq.m. (531 sq.ft.)



**First Floor**

Floor area 49.3 sq.m. (531 sq.ft.)



**Second Floor**

Floor area 10.4 sq.m. (112 sq.ft.)

Total floor area: 109.1 sq.m. (1,174 sq.ft.)

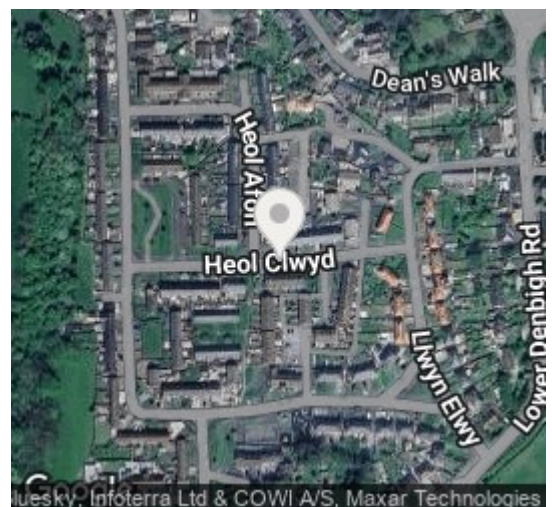
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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