



**3 Holywell Road, St. Asaph,  
Denbighshire, LL17 0DS**

**£200,000**



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

# Holywell Road, St. Asaph

## 2 Bedrooms - House - Semi-Detached

No Onward Chain! - Nestled in the sought-after village of Rhuallt, this newly modernised two-bedroom semi-detached property offers stylish living with excellent access to the A55 expressway and local amenities.

A welcoming entrance porch, leading into a spacious lounge featuring a fabulous bespoke media wall — perfect for relaxing or entertaining. The newly fitted kitchen/breakfast room boasts contemporary units and direct access to a decked rear seating area, ideal for alfresco dining. A sleek ground floor bathroom completes the downstairs layout.

Upstairs, you'll find two generously sized double bedrooms and a convenient W.C.

Outside, a larger-than-average rear lawn garden, providing plenty of space for outdoor activities or further landscaping. To the front, a patio area and driveway offer ample off-road parking.

Further benefits include a new boiler, radiators, triple glazed uPVC windows.

Viewing is highly recommended to appreciate. EPC Rating TBC.



### Accommodation

Modern composite front door leads into:

### Entrance Porch

Inset spotighting, half panelled walls and windows to each side.

Leading into:

### Lounge

14'11" x 13'6" (4.55 x 4.11)

A beautifully presented and contemporary living space featuring a striking media wall with wood panelling, integrated LED lighting, built-in shelving, and storage units below. Space for a wall-mounted television and an electric fire, creating a cosy yet modern focal point. The room benefits from a radiator, multiple power points, stylish engineered oak flooring, and a uPVC triple glazed window to the front.

### Kitchen/Breakfast Room

10'3" x 8'4" (3.12 x 2.54)

A stylish and well-appointed kitchen featuring a range of modern matte navy wall, drawer, and base units with complementary work surfaces. Includes a matte black sink with mixer tap, integrated oven with four-ring gas hob and extractor hood above, as well as an integrated fridge freezer and plumbing for a washing machine. Part tiled walls, inset spotighting, wall-mounted radiator, power points, uPVC triple glazed window to the rear and a further uPVC door provides direct access to the decked patio area.

### Bathroom

A stylish and contemporary bathroom beautifully finished with tiled walls and flooring. The suite comprises a panelled bath with glass shower screen, a modern vanity unit with countertop basin and mixer tap, and a low-level flush WC. Recessed ceiling spotlights, newly installed under floor heating and two frosted uPVC triple glazed windows to the front and side.

### Landing

Half panelled walls, uPVC triple glazed window to the rear and accommodation off.

## Bedroom One

10'8" x 12'5" (3.25 x 3.78)

Having a radiator, built in wardrobes, feature panelling and triple glazed window to the front.

## Bedroom Two

9'2" x 8'7" (2.79 x 2.62)

Having a radiator, power points and triple glazed window to the front.

The desk and wardrobe included.

## Upstairs W.C

With low flush W.C, wall mounted wash basin, part tiled walls and window.

## Outside

To the front of the property is a spacious driveway providing ample off-road parking, alongside a low-maintenance patio area, ideal for potted plants or seating.

The rear garden is larger than average. A covered decked terrace provides the perfect spot for relaxing or entertaining with new festoon lighting.

Leading onto a well-maintained lawn with a central pond, surrounded by a rockery. The garden is fully enclosed with timber fencing, offering both privacy and security. Additional features include paved patio areas, a summer house, detached garage, and a timber shed, making this an exceptional outdoor space for families, gardeners, or those who enjoy alfresco living.

## Directions

Proceed onto Rhuddlan Road and head towards Rhuddlan. Continue straight over the roundabouts towards Dyserth turning right towards Rhuallt & St Asaph.

Continue to the end of this country Road and turn right at the roundabout onto Holywell Road. This house can be located at the end of this Road.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	



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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