



**14 Lon Y Parc, St. Asaph, Denbighshire,  
LL17 0PJ**

**£295,000**

 4  3  2  C

**EPC - C75    Council Tax Band - E    Tenure - Freehold**



# Lon Y Parc, St. Asaph

## 4 Bedrooms - House - Detached

A well presented four bedroom detached house with modern features throughout. Situated on Lon Y Parc development in the cathedral city of St Asaph, with the A55 expressway being within easy access, this spacious property is conveniently placed for potential buyers who have links to Chester, Liverpool, Manchester etc. Must Be Viewed. EPC Rating C75. New Condensing Boiler Fitted 2024



### Description

Offering spacious accommodation throughout, comprising of entrance hall, kitchen, lounge, study/ snug and downstairs cloakroom.

To the first floor, master bedroom with en-suite, three further bedrooms and family bathroom.

To the outside, good size driveway providing ample off road parking, garage and sunny gardens to the front and rear. Viewing is highly recommended to appreciate this family home.

### Accommodation

Double glazed composite door leads into;

### Entrance Hallway

With radiator, power points, under stairs storage and stairs off to further accommodation.

### Downstairs Cloaks

5'0" x 2'9" (1.52 x 0.84)

Offering a white two piece suite, comprising pedestal wash basin, low flush W.C, heated towel rail, half tiled walls and obscure double glazed window to the front.

### Lounge

14'6" x 11'9" (4.42 x 3.58)

With feature fireplace and gas fire, radiator, power points and double glazed double doors giving access onto the rear garden.

### Kitchen

14'11" x 9'3" (4.55 x 2.82)

Offering a range of wall, drawer and base units with complimentary work surfaces over, one and a half bowl stainless steel sink with drainer and mixer taps, gas hob with extractor hood over and oven beneath, integral fridge freezer, dishwasher, plumbing for washing machine and dryer, radiator, power points, tiled flooring, uPVC window to the rear and further uPVC double glazed door giving access to the side elevation.

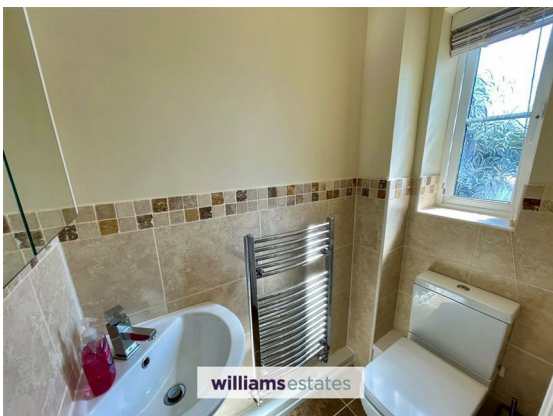
### Study

10'7" x 8'6" (3.23 x 2.59)

Having radiator, power points and double glazed window to the front elevation.

### First Floor Landing

With storage cupboard and loft hatch access.



### Master bedroom

13'4" x 12'1" (4.06 x 3.68)

Having radiator, built-in wardrobes and dual aspect double glazed windows to the front and side.

### En suite

6'3" x 5'5" (1.91 x 1.65)

In white, comprising pedestal wash basin, low flush W.C, shower enclosure, tiled flooring, fully tiled walls, extractor fan and obscure double glazed window to the front.

### Bedroom Two

11'11" x 8'6" (3.63 x 2.59)

Having radiator, power points, storage cupboard and double glazed window to the rear.

### Bedroom Three

11'3" x 8'9" (3.43 x 2.67)

With radiator, power points, storage cupboard and double glazed window to the front.

### Bedroom Four

8'3" x 6'11" (2.51 x 2.11)

With radiator and double glazed window to the rear.

### Family Bathroom

8'0" x 8'2" (2.44 x 2.49)

Offering a white three piece suite with pedestal wash basin, low flush W.C, panel bath and shower over, heated towel rail, tiled flooring, fully tiled walls and double glazed window to the rear.

### Garage

16'6" x 8'1" (5.03 x 2.46)

With up and over door, power and lighting.

### Outside

The property is approached via a good size driveway providing ample off road parking and lawn area to the side.

Up and over door gives access to the garage.

The rear garden has a lawn and paved patio area, enclosed by fencing offering privacy.

### Directions

From our Denbigh branch, Crown Ln, Denbigh LL16 3AA

Head north on Crown Ln toward Chapel PI (0.1 mi).

Slight right onto Beacon's Hill (0.1 mi).

Turn left onto Charnell's WI (0.0 mi).

Turn right onto Barkers' Well Ln (0.1 mi).

At the roundabout, go straight onto Ffordd Y Graig (3.2 mi).

Slight left (0.2 mi).

Slight left onto B5381 (1.9 mi).

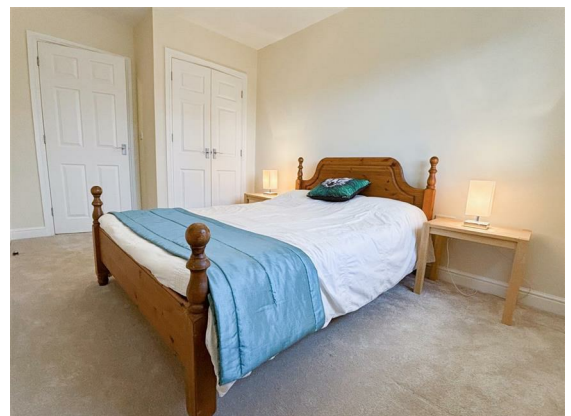
At the roundabout, take the 2nd exit onto Lower Denbigh Rd/B5381 (0.2 mi).

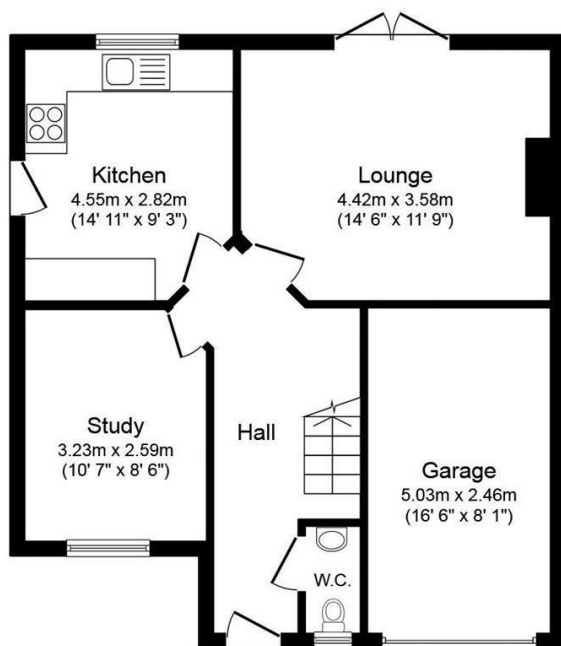
At the next roundabout, take the 1st exit onto The Roe/A525 (0.1 mi).

Turn left onto Heol Esgob (0.1 mi).

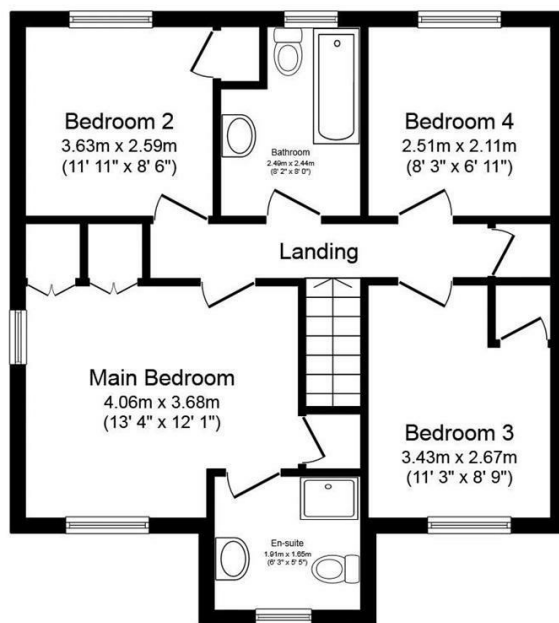
Turn right onto Lon Y Parc (0.1 mi).

The property can be found on the left hand side by way of our for sale board.





**Ground Floor**



**First Floor**

Total floor area 114.0 sq.m. (1,227 sq.ft.) approx.  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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>		<b>86</b>
(69-80) <b>C</b>	<b>75</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.

**williams**estates

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