

williams estates



19 Bishops Walk, St. Asaph, LL17 0SU

£270,000

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EPC - B89

Council Tax Band - D Tenure - Freehold

SUMMARY

This beautifully modernised three-bedroom detached property offers contemporary living in one of St. Asaph's most sought-after locations. Designed with style and comfort in mind, this home boasts a bright and airy layout with high-quality finishes throughout.

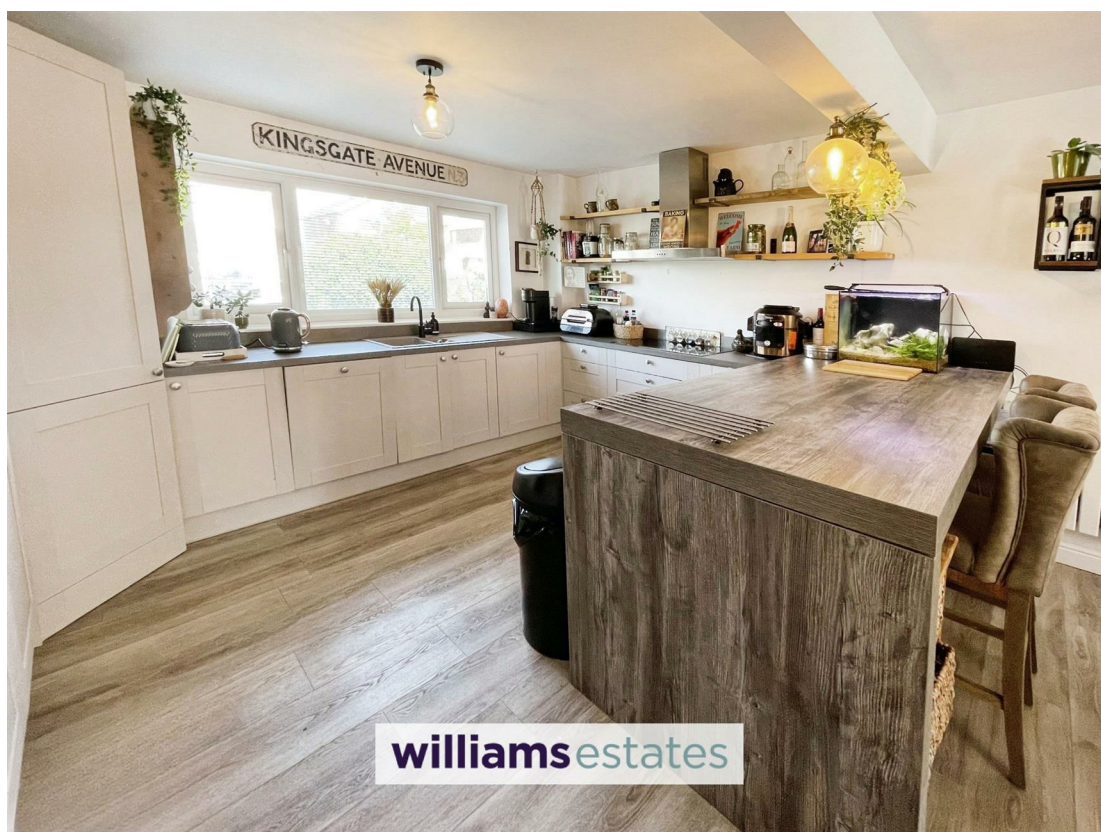
At the heart of the home is the impressive L-shaped open-plan kitchen, dining, and living area – a perfect space for modern family living and entertaining. The kitchen is fitted with contemporary units and integrated appliances, seamlessly flowing into the dining and living area with views over the garden.

The ground floor also features a versatile double bedroom and a modern shower room. Upstairs, there are two further well-proportioned bedrooms and a convenient W.C.

To the rear, you'll find a fabulous characterful garden offering a private, sunny aspect – perfect for relaxing or entertaining outdoors.

Additional benefits include: Solar panels, generating an income of approximately £1,500 per annum. Newly installed double glazing throughout.

EPC rating: B (89)



Description

The city of St Asaph is surrounded by countryside and views of the Vale of Clwyd. It is situated close to a number of busy coastal towns such as Rhyl, Prestatyn, Abergele, Colwyn Bay and Llandudno. The historic castles of Denbigh and Rhuddlan are also nearby.

Its proximity to the A55 also means it has excellent transport links to larger cities such as Chester and Liverpool.

Offering primary and secondary schools, Cathedral, River Elwy, variety of restaurants and cafes, Tweedmill outlet, leisure centre and a range of convenience shops.

Accommodation

uPVC double glazed door with glass panel leads into:

Entrance Hall

A spacious hallway with radiator, power point, under stairs storage and two storage cupboards.

Downstairs Shower Room

8'6" x 6'3" (2.59m x 1.91m)

A modern suite with fitted base units and work surface over with W.C and basin integrated, corner shower enclosure with tiled splash back and double glazed obscure glass window to the front.

Open Plan Kitchen/ Living/ Dining

27'10" x 22'6" maximum (8.48m x 6.86m maximum)

An open plan L shaped kitchen/ diner/ lounge, a great space for entertaining!

Offering a range of wall, drawer and base units with worktops over, integrated appliances including double fridge and freezer, corner larder cupboard, dishwasher, five ring electric hob with extractor hood above and double oven. Grey matte sink with bowl and half drainer and mixer tap, breakfast bar unit, radiators and power points.

Corner multi-fuel log burner on a glass hearth with tiled splash back, television point, coved ceiling with fitted lighting, double glazed dual aspect patio doors lead to the rear garden. Further double glazed window to the side and front elevation, all with fitted blinds.

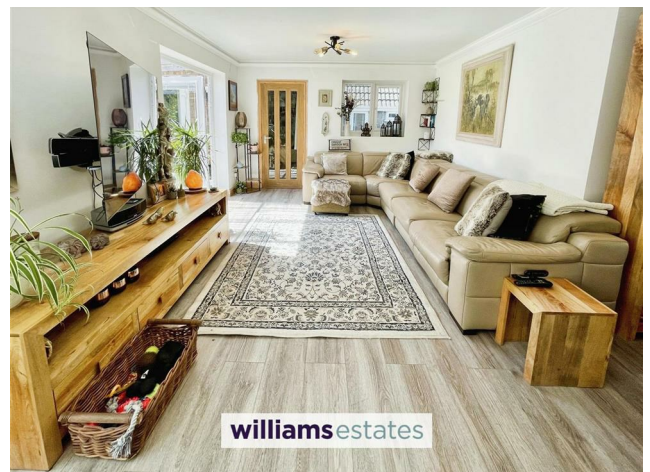
Bedroom Three

15'10" x 7'0" (4.83m x 2.13m)

A spacious ground floor bedroom, radiator, power points, double glazed window to the front and further double glazed Patio doors which give way to the rear patio.

Landing

With loft access hatch, storage cupboard and accommodation off.





Bedroom One

12'0" x 11'3" (3.66m x 3.43m)

A spacious bright bedroom with radiator, power points, under eaves storage and double glazed window to the rear.

Bedroom Two

9'5" x 7'9" (2.87m x 2.36m)

Having under eaves storage housing the solar panel controls, radiator, power points and double glazed window to the front.

W.C

6'0" x 2'10" (1.83m x 0.86m)

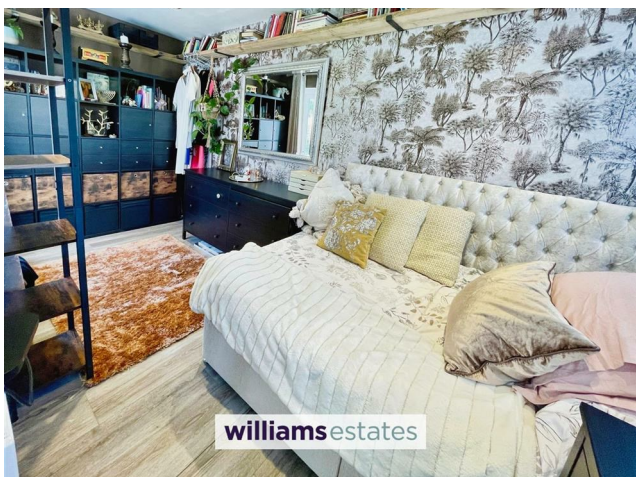
With low flush W.C, wall mounted basin with tiled splash back and double glazed window to the front.

Outside

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

Access to the side leads to the rear garden.

The rear garden boasts character and has a sunny private aspect, great for Al-Fresco dining! - Offering paved patio area with covered pergola with a range of planted shrubs. Central lawn area with a mixture of stocked borders and hedging, second patio area with greenhouse and timber shed. Bounded by timber fencing.





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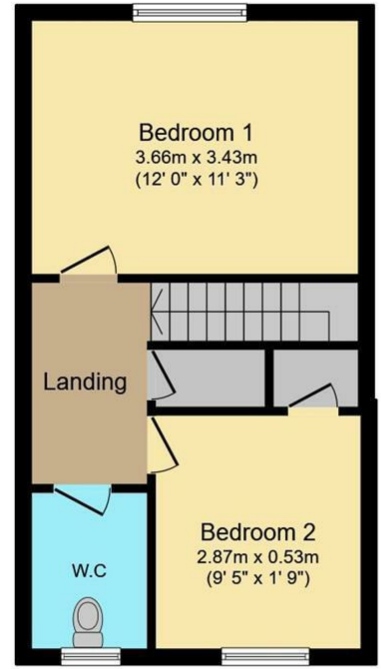
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Ground Floor

Floor area 65.0 m² (699 sq.ft.)



First Floor

Floor area 37.6 m² (405 sq.ft.)

TOTAL: 102.6 m² (1,104 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	89	
(69-80) C		
(55-68) D		
(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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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.