



3 Llys Wylfa, St. Asaph – LL17 0EA
£550,000

3 Llys Wylfa

St. Asaph

A beautifully presented, newly built four-bedroom detached home, situated in a peaceful position within the popular new development of Llys Wylfa. Thoughtfully designed with modern family living in mind, this impressive property offers spacious and versatile accommodation throughout and would make an ideal home for a growing family.

The ground floor comprises a welcoming entrance hall, a generous open-plan living and dining area, a separate lounge, a useful utility room and a convenient downstairs cloakroom.

To the first floor are four well-proportioned double bedrooms, including a spacious master bedroom with its own en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from off-road parking and a large detached double garage, complete with electric doors. A pathway runs around the side of the property, providing access to the rear garden, which is a particularly private and secluded space, perfect for relaxing or entertaining outdoors.

Overall, this is an exceptional modern family home, combining generous accommodation, practical living spaces and excellent outdoor provision in a quiet and desirable setting.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B





Entrance Hall

9' 7" x 9' 3" (2.92m x 2.82m)

An inviting entrance hall with doors leading to the living room, kitchen and cloakroom, together with a staircase rising to the first floor.

Kitchen/Diner/Living Area

18' 10" x 10' 0" (5.73m x 3.05m)

The dining area measures approximately 3.37m x 3.28m, while the family area measures approximately 4.14m x 3.23m. This bright and spacious area provides an excellent setting for family living and entertaining, offering ample space for larger families. The kitchen is fitted with complementary worktops and matching wall and base units, together with a central island incorporating a wine fridge. Integrated appliances include a fridge/freezer, dishwasher and oven. A uPVC double-glazed window to the rear elevation overlooks the private rear garden, while a pitched skylight floods the space with natural light. uPVC French doors provide direct access to the rear garden, and a further door leads through to the utility room.



Lounge

21' 1" x 13' 8" (6.42m x 4.16m)

A generously proportioned lounge, enjoying an abundance of natural light through a uPVC double-glazed window to the front elevation, complemented by patio doors providing direct access to the rear garden.

Cloakroom

7' 8" x 4' 9" (2.34m x 1.44m)

Providing a low flush W.C., wall hung wash basin and a radiator.

Utility Room

11' 8" x 11' 7" (3.56m x 3.52m)

A well-appointed utility room, featuring matching worktops and units to complement the main kitchen, with space and plumbing provisions for a washing machine and tumble dryer. A drainer sink is inset into the worktop, while a uPVC double-glazed window to the side elevation provides natural light. A door provides convenient access to the outside.

Bedroom One

13' 8" x 14' 8" (4.16m x 4.48m)

A spacious and light-filled bedroom, comfortably accommodating a super king-size bed. The room benefits from a large uPVC double-glazed window to the front elevation, recessed storage/wardrobe space, and a door leading through to the en-suite.

En Suite

7' 11" x 5' 2" (2.41m x 1.57m)

A generously sized en-suite, featuring a walk-in shower enclosure, low-level W.C., vanity wash hand basin and chrome heated towel rail. The room is fully tiled and benefits from a uPVC double-glazed window to the front elevation.

Bedroom Two

15' 1" x 11' 5" (4.61m x 3.48m)

A large, bright and airy bedroom, featuring a uPVC double-glazed window to the front elevation, allowing plenty of natural light to fill the room. The bedroom also benefits from a recessed area, offering an ideal space for a fitted wardrobe, dressing area or dressing table.

Bedroom Three

10' 10" x 9' 4" (3.29m x 2.84m)

A double bedroom, offering a uPVC double glazed window to the rear elevation and a radiator.



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Bedroom Four

9' 9" x 9' 4" (2.98m x 2.84m)

A well-proportioned double bedroom, featuring a uPVC double-glazed window to the rear elevation, providing an abundance of natural light, together with a radiator.

Family Bathroom

11' 5" x 5' 10" (3.47m x 1.77m)

A well-presented family bathroom, comprising a walk-in shower enclosure, separate bathtub, vanity wash hand basin and low-level W.C. The suite is complemented by a chrome heated towel rail and tiled walls, while a uPVC double-glazed window to the rear elevation provides natural light.

DRIVEWAY

3 Parking Spaces



1st Floor



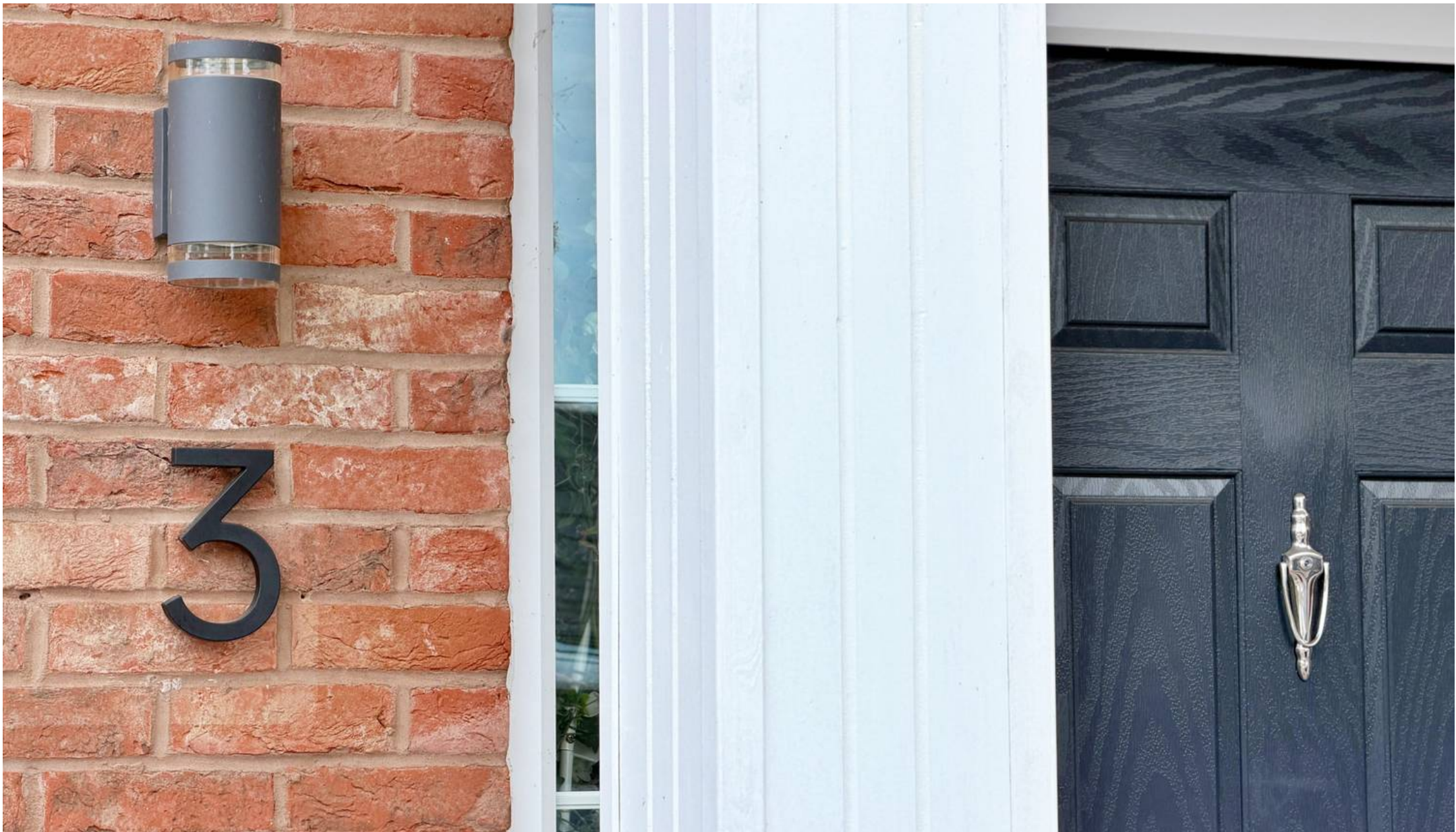
Ground Floor

Total: 154 m2

Ground Floor: 89 M2, 1st Floor: 65 m2

Excluded Areas: Walls: 13 m2





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