



**19 Rhodfa Tegid, St. Asaph,  
Denbighshire, LL17 0EQ**

**£279,995**

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**EPC - C76    Council Tax Band - C    Tenure - Freehold**



# Rhodfa Tegid, St. Asaph

## 3 Bedrooms - House - Mews

A well presented stone-built mews with modern features throughout, located in the sought-after area of Livingstone Place, formerly known as 'HM Stanley'. The property is in immaculate condition, comprising of entrance hall, kitchen/breakfast room, spacious lounge and downstairs cloakroom. To the first floor, master bedroom with en-suite, two further good size bedrooms and family bathroom. To the outside, an enclosed rear garden providing a private aspect, great for Al-Fresco dining! Further benefits include double glazing, gas central heating and parking spaces for 3 vehicles. Viewing is recommended. EPC Rating C76.



### 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

Modern composite door leads into:

#### Hallway

With storage cupboard, power points, radiator and accommodation off.

#### Lounge

17.1 x 14.4 (5.18m.0.30m x 4.27m.1.22m)

A spacious lounge having radiator, power points, under stairs storage cupboard, fitted wall units and shelving for ample storage space, double glazed window to the rear and further double glazed French doors gives access to the rear garden.

#### Kitchen/ Breakfast Room

13.11 x 11.1 (3.96m.3.35m x 3.35m.0.30m)

Offering a range of modern high gloss, in grey, wall, drawer and base units with work surfaces over, integrated oven and four ring electric hob, stainless steel sink with drainer and instant hot water tap, integrated fridge freezer, dishwasher and plumbing for washing machine, under unit lighting, radiator, power points and double glazed dual aspect windows to the side elevation and one to the front.

#### Cloakroom

7.6 x 3.2 (2.13m.1.83m x 0.91m.0.61m)

With low flush W.C, vanity unit and basin, radiator and wall units.

#### Landing

With loft access hatch, storage cupboards, radiator, power points and accommodation off.



## Master Bedroom

21'0 x 9'0 (6.40m x 2.74m)

(14ft minimum length)

With a range of fitted wardrobes for ample storage and hanging space, radiator, power points, dual aspect double glazed windows to the side and one to the front.

## En-suite

8.10 x 2.11 (2.44m.3.05m x 0.61m.3.35m)

With low flush W.C, shower enclosure with glass privacy screen, vanity unit and basin, part tiled walls, heated towel rail, shaver socket and extractor fan.

## Bedroom Two

9.11 x 8.6 (2.74m.3.35m x 2.44m.1.83m)

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

## Bedroom Three

9.11 x 5.8 (2.74m.3.35m x 1.52m.2.44m)

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

## Bathroom

8.9 x 5.5 (2.44m.2.74m x 1.52m.1.52m)

A white modern suite with low flush W.C, panelled bath and shower over, wall mounted vanity unit and basin, part tiled walls, heated towel rail, extractor fan, shaver socket, inset spotlighting and double glazed obscure window to the front.

## Outside

There are three parking spaces allocated to this property. Paved pathway leads to the front door with a lawned area with beds containing plants and shrubs.

The rear garden has a central lawn area, along with paved patio for ease of maintenance, offering a private aspect, bounded by timber fencing. Good size timber shed and space for pergola.

## 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).

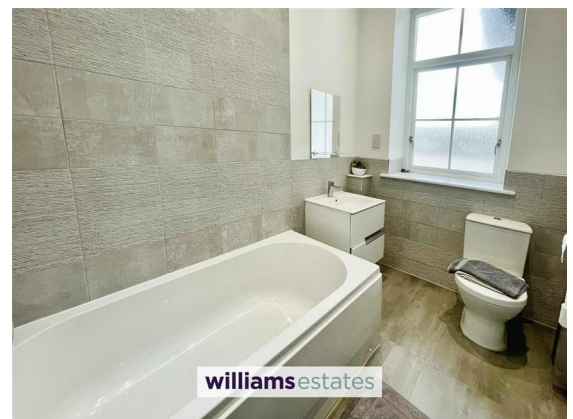
Slight right (0.3 mi).

Turn right onto Allt Goch/B5381 (0.0 mi).

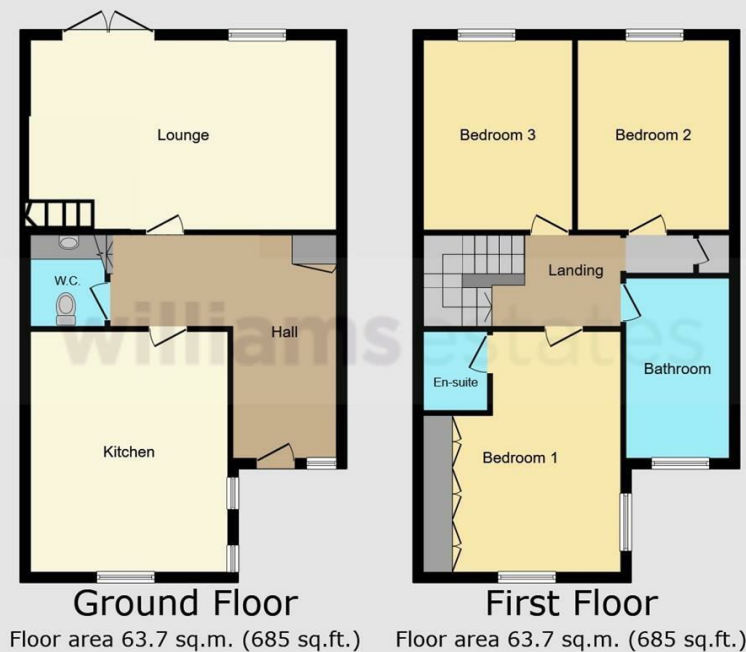
Turn left onto St Asaph Rd/A525 and continue to follow A525 (1.6 mi).

Turn right onto Lôn H M Stanley (0.0 mi).

Turn left onto Rhodfa Tegid (0.0 mi).







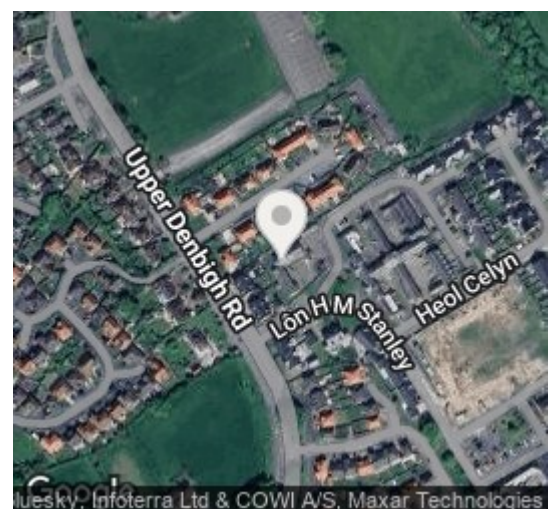
**TOTAL: 127.3 sq.m. (1,371 sq.ft.)**

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>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(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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