

3 Cae Winefride, St. Asaph - LL17 0PX

£265,000

3 Cae Winefride

St. Asaph

A beautifully presented three-bedroom end-of-terrace property, ideally suited to modern family living and ready to move straight into. The property benefits from off-road parking for two vehicles, along with an enclosed rear garden.

Internally, the accommodation comprises a welcoming entrance hall, downstairs cloakroom, well-appointed kitchen/diner and spacious living room. To the first floor are three generously sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a family bathroom.

Situated in a peaceful cul-de-sac, the property is within easy walking distance of the historic City of St Asaph, with a range of everyday amenities conveniently close by. Excellent transport links are also readily accessible, with direct access to the A55 providing convenient connections towards Chester, Liverpool, Manchester and the North Wales coast.

An excellent opportunity for those seeking a well-presented home in a convenient and desirable location.

Council Tax band: C

Tenure: Freehold

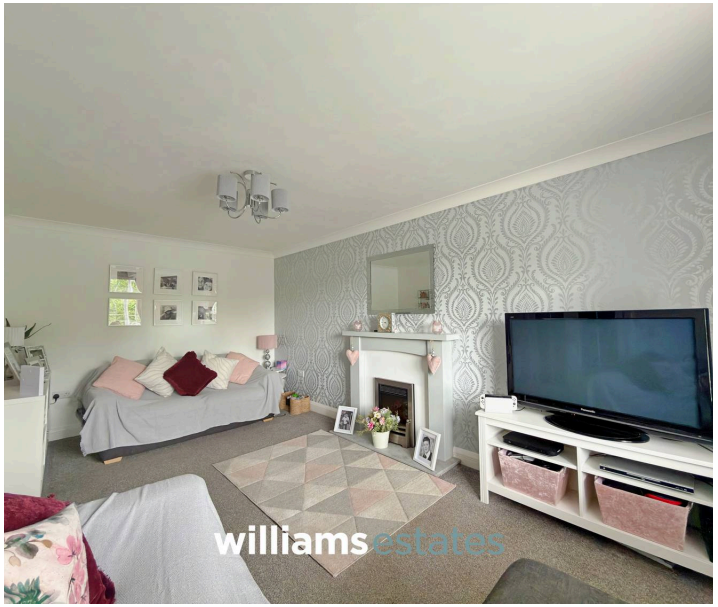
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:









Entrance Hall
Providing doors off to the living room, kitchen, cloakroom and staircase ascending to the first floor.

Living Room
17' 7" x 10' 0" (5.36m x 3.04m)
A bright and spacious lounge, featuring a uPVC double-glazed window overlooking the front elevation, with French doors opening through to the hallway.

Kitchen/Diner
10' 1" x 10' 3" (3.07m x 3.12m)
A generously sized kitchen/diner, fitted with complementary worktops and matching wall and base units, incorporating a built-in oven, four-ring gas hob with stainless steel extractor hood above, and a stainless steel sink with drainer. There are provisions for a washing machine and tumble dryer, along with space for a fridge/freezer. The kitchen benefits from a uPVC double-glazed window overlooking the rear elevation, together with uPVC French doors providing direct access to the rear garden. The dining area measures approximately 3.12m x 2.22m.

Cloakroom
6' 0" x 4' 7" (1.82m x 1.40m)
Comprising a low flush W.C., pedestal wash basin, a uPVC obscure double glazed window to the front elevation and a radiator.

Bedroom One
13' 3" x 10' 8" (4.05m x 3.24m)
A spacious double bedroom, offering a uPVC double glazed window to the front elevation and door leading into the en-suite.

En-Suite
8' 6" x 6' 0" (2.58m x 1.84m)
Providing a low flush W.C., pedestal wash basin, walk in shower enclosure which is fully tiled, half tiled walls and a radiator.

Bedroom Two
9' 7" x 10' 3" (2.93m x 3.13m)
A double bedroom featuring a uPVC double glazed

Bedroom Two
9' 7" x 10' 3" (2.93m x 3.13m)
A double bedroom featuring a uPVC double glazed window to the rear elevation and a radiator.

Bedroom Three
7' 5" x 10' 3" (2.26m x 3.13m)
A double bedroom with a uPVC double glazed window to the rear elevation and a radiator.

Bathroom
6' 8" x 5' 10" (2.02m x 1.79m)
Comprising a low flush W.C., bath tub, pedestal wash basin, half tiled walls and a uPVC obscure double glazed window to the side elevation.









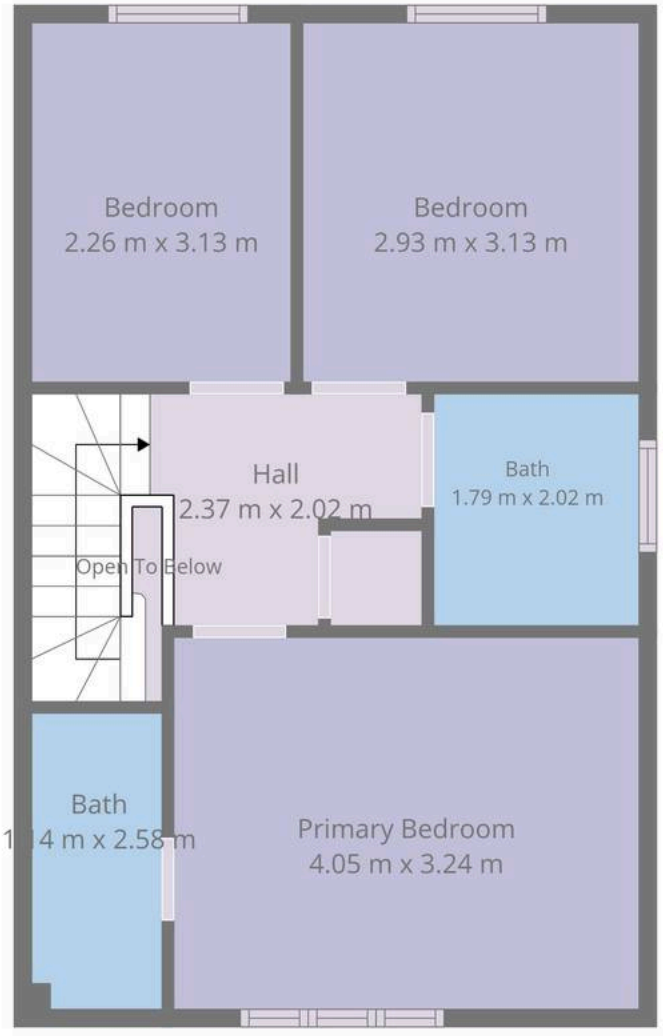
GARDEN

DRIVEWAY

2 Parking Spaces



Ground Floor



1st Floor

Total: 91 m2

Ground Floor: 46 M2, 1st Floor: 45 m2

Excluded Areas: Fireplace: 1 M2, Open To Below: 0 M2, Walls: 8 m2

nded As a Guide Only. Whilst Every Effort Has Been Made To Ensure Accuracy, All Dimensions, Areas And Layouts Are Approximate And May Vary Slightly From The Finished Property. The Plan Is Not To Scale And Should Not Be Used For Any Purpose Requiring Precise Measurements. Purchasers And Tenants Should Verify All Measurements Independently Before



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