

**8 Glanrafon Terrace, Lower Street, St.
Asaph, St. Asaph, LL17 0SF**

£139,000

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EPC - C72 Council Tax Band - B Tenure - Freehold

Glanrafon Terrace, Lower Street, St. Asaph

2 Bedrooms - House - Terraced

Video Tour Available... A well presented and modernised two bedroomed terrace, situated in the sought after cathedral city of St Asaph. Comprising of living room, newly fitted kitchen with utility room off, two bedrooms and new bathroom. To the rear, a landscaped private garden offering a sunny aspect. Further benefits include double glazing, gas central heating, links to the A55 Expressway and walking distance to the River Elwy. Viewing is highly recommended. EPC Rating C72



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 front door leads into:

Lounge

12'7" x 12'7" (3.86 x 3.86)

A spacious lounge with wall mounted electric fire, radiator, power points, stairs off to further accommodation.

Kitchen/ Breakfast Room

12'7" x 8'0" (3.86 x 2.44)

Offering a new modern kitchen with a range of high gloss in white wall, drawer and base units with an oak work surface over. Integrated electric hob and oven below with extractor hood, stainless steel sink, integrated dishwasher, tiled splash back, space for tall standing fridge freezer, radiator, power points, double glazed window to the rear elevation and further uPVC door leads into:

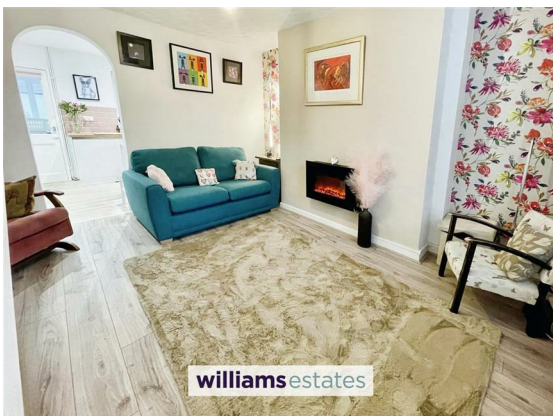
Utility Room

5'6" x 4'1" (1.70 x 1.27)

uPVC double glazed windows around, plumbing for washing machine, power points and double glazed door leads to the rear garden.

Landing

Accommodation off



Bedroom One

13'1" x 9'6" (3.99 x 2.90)

A spacious bedroom with a range of good sized built-in storage cupboards, radiator, power points and double glazed window to the front.

Bedroom Two

7'10" x 6'2" (2.39 x 1.88)

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

Bathroom

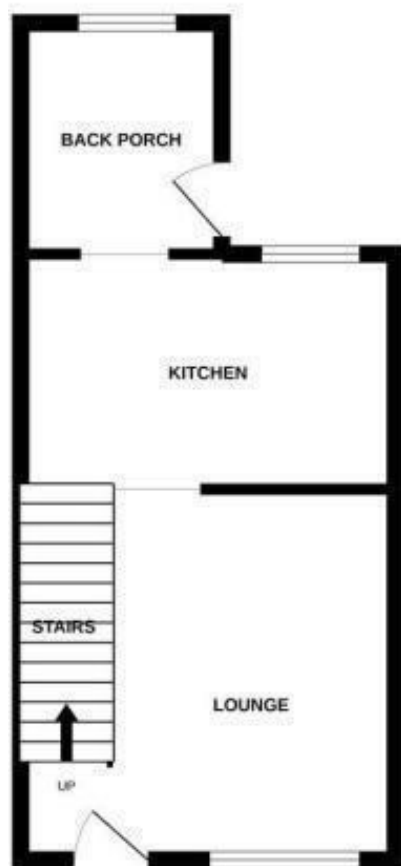
A newly fitted bathroom with low flush W.C, vanity unit and basin, walk-in shower enclosure with glass privacy screen, tiled splash back, heated towel rail and double glazed window to the rear.

Outside

The rear garden has been landscaped to benefit the space. With a paved patio area, lawn and pathway leading to the rear gate and space for bins. All bounded by timber fencing for privacy.



GROUND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 570 sq.ft. (52.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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