



## Llys Hen Rheilffordd, St. Asaph LL17 0FG

### £230,000

Monopoly Buy Sell Rent is pleased to offer for sale this well-presented newly built semi-detached house located on the Maes Yr Haul estate in upper St. Asaph. A light and modern house briefly comprising a hallway, a spacious lounge, kitchen diner with French doors opening out to the rear garden, downstairs cloakroom, two double bedrooms and a modern fitted bathroom. A block paved driveway provides off road parking for two vehicles and an enclosed rear garden. Further benefits include double glazing and gas central heating.

Perfect First Time Buy or Investment Property.

- Well Presented Semi Detached Property
- Modern Fitted Kitchen Diner
- Driveway Parking
- Freehold Property
- Two Double Bedrooms
- Downstairs WC
- Enclosed Rear Garden
- Council Tax Band C



## Hallway

A light cream composite front door leads you into this bright hallway having karndean flooring, lights, a radiator and doors leading you into the downstairs WC and lounge.

## Downstairs WC

Fitted with a white modern suite comprising a low flush WC and pedestal sink with tiled splashback, radiator, extractor fan and karndean flooring.

## Lounge

The beautiful herringbone wood effect karndean flooring runs through into the lounge with a double-glazed window overlooking the front of the property having a useful storage cupboard under the stairs, a radiator, and fittings for a wall mounted TV unit.

## Kitchen Diner

Fitted with a range of light grey units with a marble effect worktop, integrated eye-level electric cooker, gas hob with a stainless-steel extractor fan above, stainless steel sink, space for an integrated washer/dryer, space for a tall fridge freezer and a double-glazed window overlooking the rear garden. Space for a dining table with French doors opening out to the rear garden with radiator, and stairs lead up to the first floor.

## Master Bedroom

A double bedroom with light grey carpeted flooring, space for storage cupboards with an airing cupboard housing a gas combi boiler, radiator and a double-glazed window overlooking the rear garden.

## Bedroom 2

A light and bright double bedroom with carpeted flooring, a radiator, a hatch gives access to the attic having a double-glazed window overlooking the front of the property with views of the park and the pond. Currently used as an office.

## Bathroom

Fitted with a modern white three-piece suite comprising a low flush WC, pedestal sink, and a bath with mixer tap and a thermostatic shower over with clear screen having tiled splashbacks, white heated towel rail and vinyl flooring.

## Landing

A turned staircase leads you up to this carpeted landing with a radiator and doors leading into all rooms.

## Front Garden

A block paved driveway allows parking for two cars with barked borders and a pathway leading you down the side of the property to the rear.

## Rear Garden

A sunny aspect enclosed rear garden with a paved patio area and a lawn are all bounded by 6ft timber fencing.





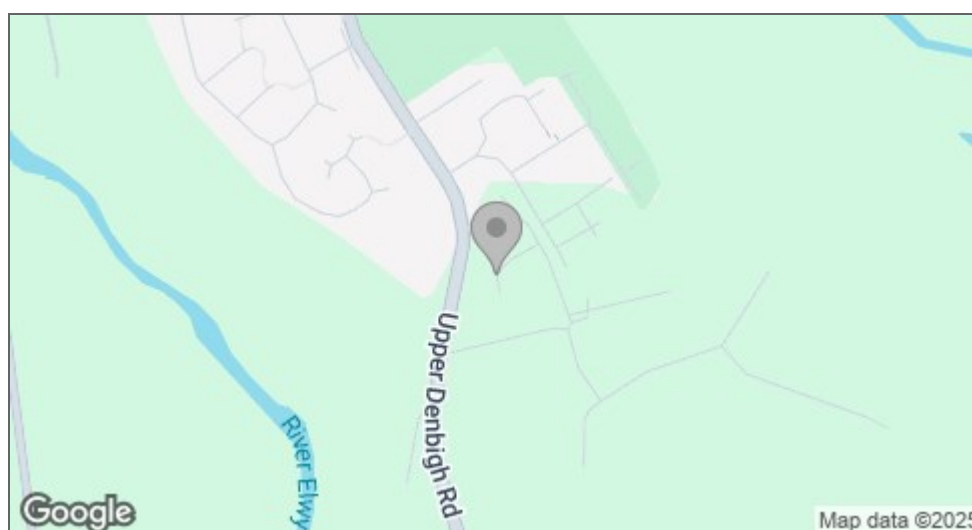
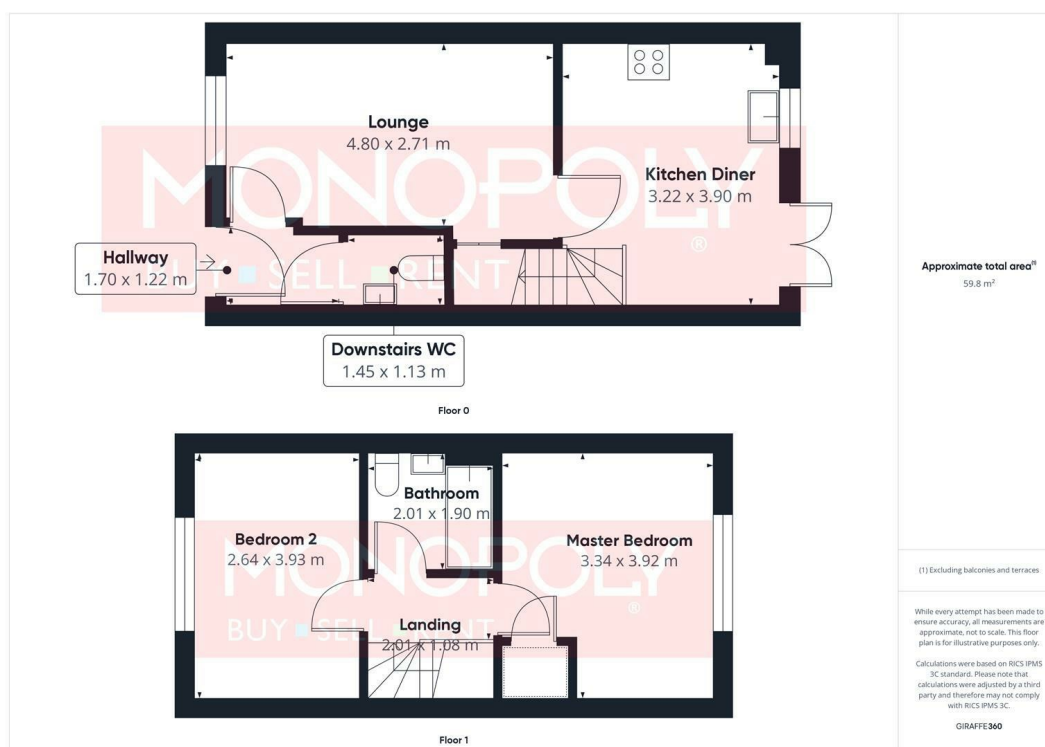












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

