



10 Llys Hen Reilffordd, St Asaph, St Asaph, LL17 0FG

Offers Over
£220,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

There's something special about finding a home where everything has already been done for you. A place where you can simply collect the keys, unpack your belongings and start making memories from day one.

Situated on the sought-after Maes Yr Haul development in Upper St Asaph, this beautifully presented two-bedroom semi-detached Castle Green home offers exactly that. Built just three years ago, it combines modern design with practical living, creating a home that's equally suited to first-time buyers, those looking to downsize or investors seeking a low-maintenance property in a desirable location.

As you step inside, you're welcomed into a bright and stylish home where contemporary finishes create a warm and inviting atmosphere. Beautiful herringbone Karndean flooring flows throughout the ground floor, adding character and elegance while seamlessly connecting the living spaces.

Whether you're enjoying a quiet evening in, entertaining friends or simply relaxing after a busy day, this home has been thoughtfully designed to make everyday living effortless.

Outside, the lifestyle continues. Opposite the property is an attractive green open space with a fenced pond and park, providing a wonderful place for children to play, an enjoyable spot for an evening stroll, or somewhere to simply sit and appreciate your surroundings.

For families planning ahead, St Asaph VP Infants School is just a short distance away, while the area also benefits from excellent educational options including Ysgol Glan Clwyd, making this a location that can grow with you.

Beyond the development, St Asaph is one of North Wales' most charming cathedral cities, offering a welcoming community with an excellent range of independent shops, cafés, restaurants and everyday amenities. Rich in history yet perfectly positioned for modern living, the city enjoys superb access to the A55, making commuting to Chester, Llandudno and beyond straightforward. With beautiful countryside on your doorstep and the North Wales coastline just a short drive away, you'll enjoy the perfect balance of convenience and lifestyle.

With off-road parking for two vehicles, an impressive EPC Rating B helping to keep running costs low, and the added benefit of no onward chain, moving couldn't be easier.

If you're looking for a modern home where all the hard work has already been done, allowing you to simply arrive, unpack and enjoy your new lifestyle, this beautiful property deserves your attention.





Beautifully presented 2-bedroom semi-detached Castle Green home, built just 3 years ago

Turnkey condition – simply arrive, unpack and start enjoying your new home

Stylish open-plan living with herringbone Karndean flooring throughout the ground floor

Two generous double bedrooms and a contemporary family bathroom

Off-road parking for two vehicles

Located opposite a green open space with a fenced pond and park, ideal for families

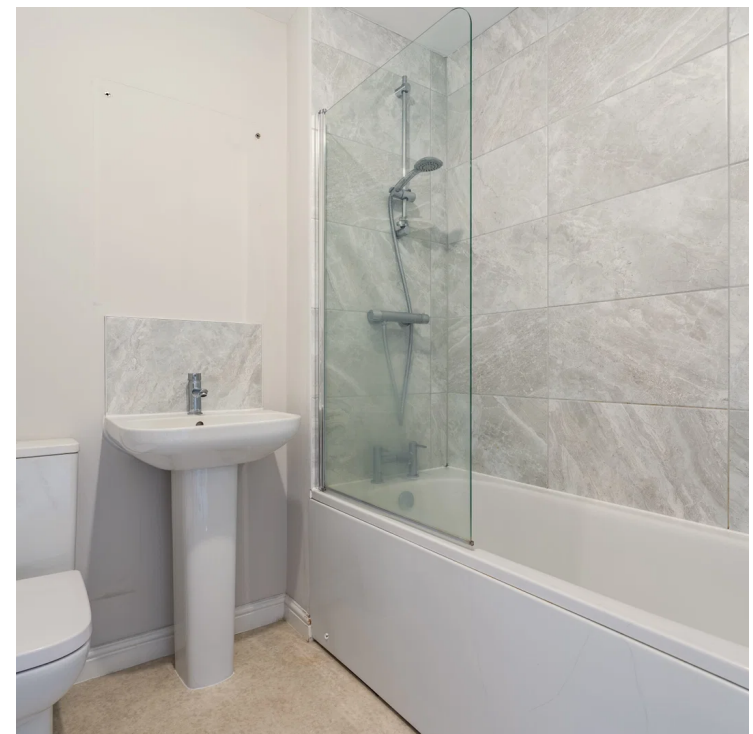
Situated on the sought-after Maes Yr Haul development in Upper St Asaph, close to St Asaph VP Infants School and Ysgol Glan Clwyd

Excellent access to the A55, offering convenient links across North Wales, Chester and beyond

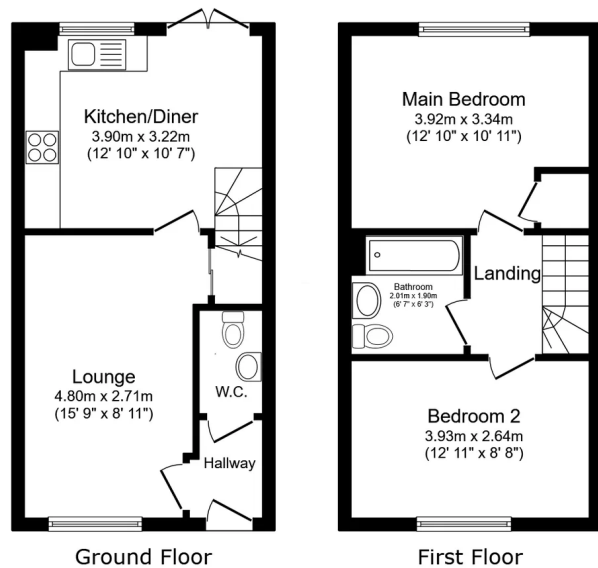
EPC Rating B, providing energy-efficient, cost-effective living

No onward chain – ready for a smooth move









Total floor area: 64.7 sq.m. (697 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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