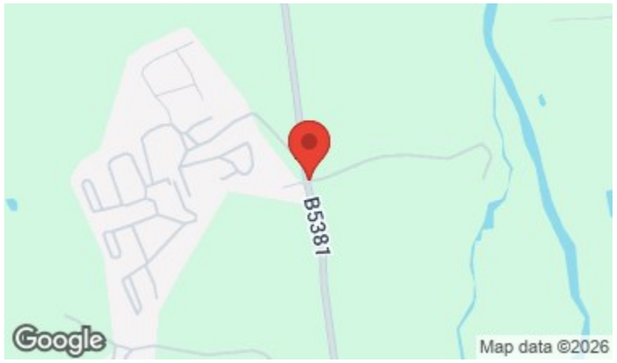
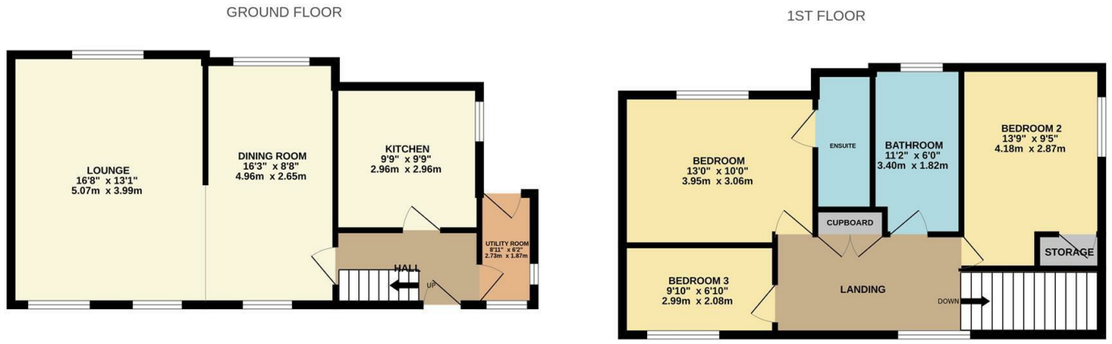
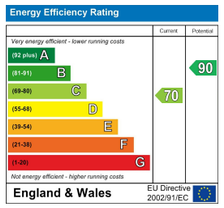
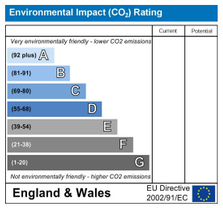




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026





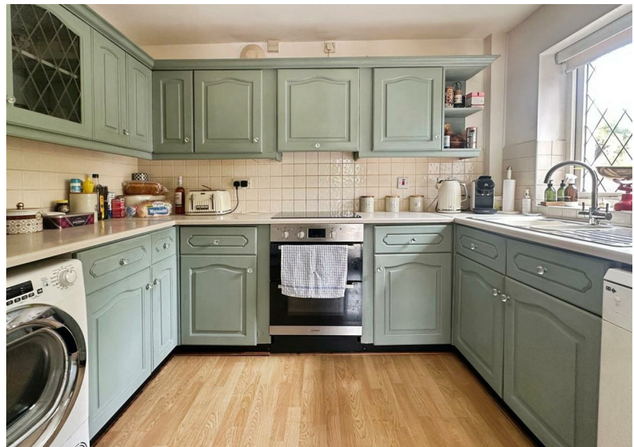
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Nelson House, Water Street, Abergele, Conwy, LL22 7SH
Tel: 01745 823 897 | Email: mail@prysjonesbooth.com
www.prysjonesbooth.co.uk

P J B
Prys Jones & Booth

3 Cwrt Wigfair Lower Denbigh Road, St. Asaph, LL17 0EN
£235,000

3 | 2 | 1 | C



3 Cwrt Wigfair Lower Denbigh Road, St. Asaph, LL17 0EN
£235,000

Tenure
Freehold

Council Tax Band
Band - D - Average from 01-04-2026 £2,252.78

Property Description
A brick-paved pathway leads to a contemporary composite front door, opening into a welcoming entrance hall where wood-effect laminate flooring is complemented by a tasteful blend of smooth plastered walls and exposed brick feature detailing, creating an immediate sense of warmth and character.

The heart of the home is the impressive open-plan lounge and dining area, offering a wonderfully sociable space ideal for both everyday family life and entertaining. Multiple deep-set windows flood the room with natural light, while there is ample room for a large dining table and generous lounge furniture. A striking feature fireplace, complete with an electric log-effect stove set upon a slate hearth with brick and slate surround, creates a cosy focal point. Painted feature beams add further charm, beautifully combining traditional character with contemporary styling.

The kitchen is thoughtfully designed with wood-effect flooring, tiled splashbacks, and a range of wooden wall and base units providing ample storage. Integrated appliances include an electric oven and hob, while there is additional space for a freestanding fridge freezer, washing machine, and dishwasher. Adjacent to the kitchen, the utility room offers further storage with additional cabinetry, space for a tumble dryer and other appliances, and a composite door leading directly to the rear garden.

Upstairs, a bright and spacious landing is enhanced by a large window that fills the area with natural light. A generous airing cupboard provides excellent storage while housing the hot water cylinder.

The principal bedroom is a spacious and relaxing retreat, comfortably accommodating a king-size bed while benefiting from fitted wardrobes and a stylish en-suite shower room. Finished with laminate flooring and tiled walls, the en-suite comprises an electric shower, WC, and wash hand basin. The second bedroom is another generous double, offering ample room for a king-size bed and featuring deep built-in storage together with loft access. The third bedroom is currently arranged as a home office but would equally serve as a comfortable single bedroom or nursery.

Completing the first floor is the modern family bathroom, fitted with a full-sized bath, WC, and wash hand basin with useful storage beneath. A combination of wood-effect flooring and partially tiled walls creates a fresh and practical finish.

Outside, the low-maintenance rear garden has been designed for easy enjoyment, featuring a combination of paved and decorative pebbled areas enclosed by low timber fencing. A rear gate provides convenient access to the allocated parking, while the recently installed air source heat pump is discreetly positioned within the garden. The property benefits from two allocated parking spaces and a designated bin storage area.

The property has also benefited from significant improvements in recent years, including the installation of solar panels, an air source heat pump, updated pipework, replacement internal doors, and attractive slate window sills, all contributing to a stylish, energy-efficient home that is ready to be enjoyed from day one.

Services
It is believed the property is connected to mains electric, water and sewage services although we recommend you confirm this with your solicitor.

Full fibre broadband is available to the property. Source - www.openreach.com/fibre-checker - as of 2-7-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

Lounge
13'1" x 16'7" (3.99m x 5.07m)

Dining Room
8'8" x 16'3" (2.65m x 4.96m)

Kitchen
9'8" x 9'8" (2.96m x 2.96m)

Utility Room
6'1" x 8'11" (1.87m x 2.73m)

Bedroom 1
12'11" max x 10'0" (3.95m max x 3.06m)

Bedroom 2
9'4" x 13'8" (2.87m x 4.18m)

Bedroom 3
9'9" x 6'9" (2.99m x 2.08m)

Bathroom
5'11" x 11'1" (1.82m x 3.40m)

Prys Jones & Booth
Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

Professional Services
Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.