



**78 Ashly Court, St. Asaph,
Denbighshire, LL17 0PH**

£229,000

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EPC - D66

Council Tax Band - C Tenure - Freehold

SUMMARY

Nestled in a quiet and sought-after residential area, this well-maintained two-bedroom detached bungalow offers comfortable single-level living with the convenience of no onward chain. The property enjoys easy access to the A55 Expressway, links to North Wales, Chester, and beyond.

The bungalow features a spacious lounge, a modern kitchen breakfast room, two generously sized bedrooms, and a well-appointed bathroom.

Outside, the property boasts a private rear garden, ideal for relaxing or entertaining, along with a garage and ample driveway parking to the front. Viewing is highly recommended. EPC Rating D66.



Accommodation

uPVC double glazed door leads into:

Entrance Hall

Providing power points, radiator and access to all rooms.

Lounge

A spacious lounge with a radiator, power points and a double glazed window to the front elevation.

Kitchen/Breakfast Room

15'8" x 9'4" (4.78m x 2.84m)

A bright and spacious kitchen, with complimentary worktops, with matching wall and base units, tiled splash back, electric hob with a stainless steel extractor hood above, electric oven, provisions for a dishwasher, sink with mixer tap over, recessed cupboard which has provisions for a washing machine, tiled flooring, a double glazed window facing the rear elevation and a door leading to the rear.

Bedroom One

11'3" x 9'9" (3.43m x 2.97m)

A double bedroom with a uPVC double glazed window to the rear elevation and a radiator.

Bedroom Two

9'8" x 8'4" (2.95m x 2.54m)

A double bedroom with a uPVC double glazed window to the side elevation and a radiator.

Bathroom

A three piece suite, comprising a low flush W.C., pedestal wash basin, walk in shower enclosure, tiled from floor to ceiling, a uPVC obscure window faces the side elevation and a radiator.

Outside

To the front of the property, is mainly tarmacadam, with space for numerous vehicles, driveway leads up to a single garage and a uPVC door that leads to the rear garden. The rear garden is primarily laid to lawn with timber fencing and mature hedging as the boundary.

Garage

A single garage, providing electric with a uPVC door and double glazed window.

Directions

Directions from our Denbigh branch, Crown Lane, Denbigh (LL16 3AA):

Start on Crown Lane, heading north-east towards Chapel Place.

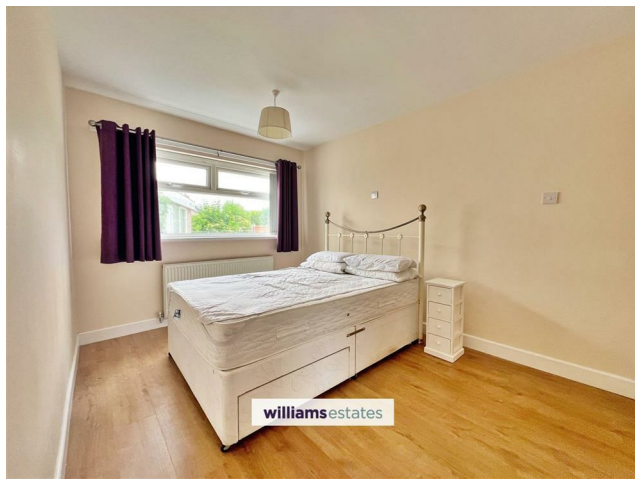
After 0.1 miles, bear slightly right onto Beacon's Hill.

After 0.2 miles, turn left onto Charnell's Well.

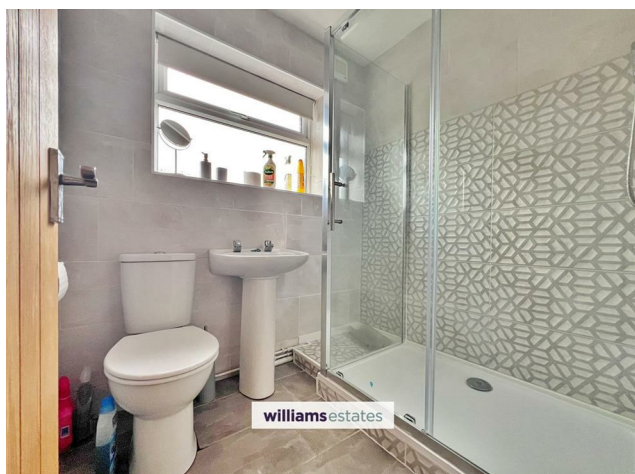
Turn right onto Barkers' Well Lane.

After 0.3 miles, at the roundabout continue straight



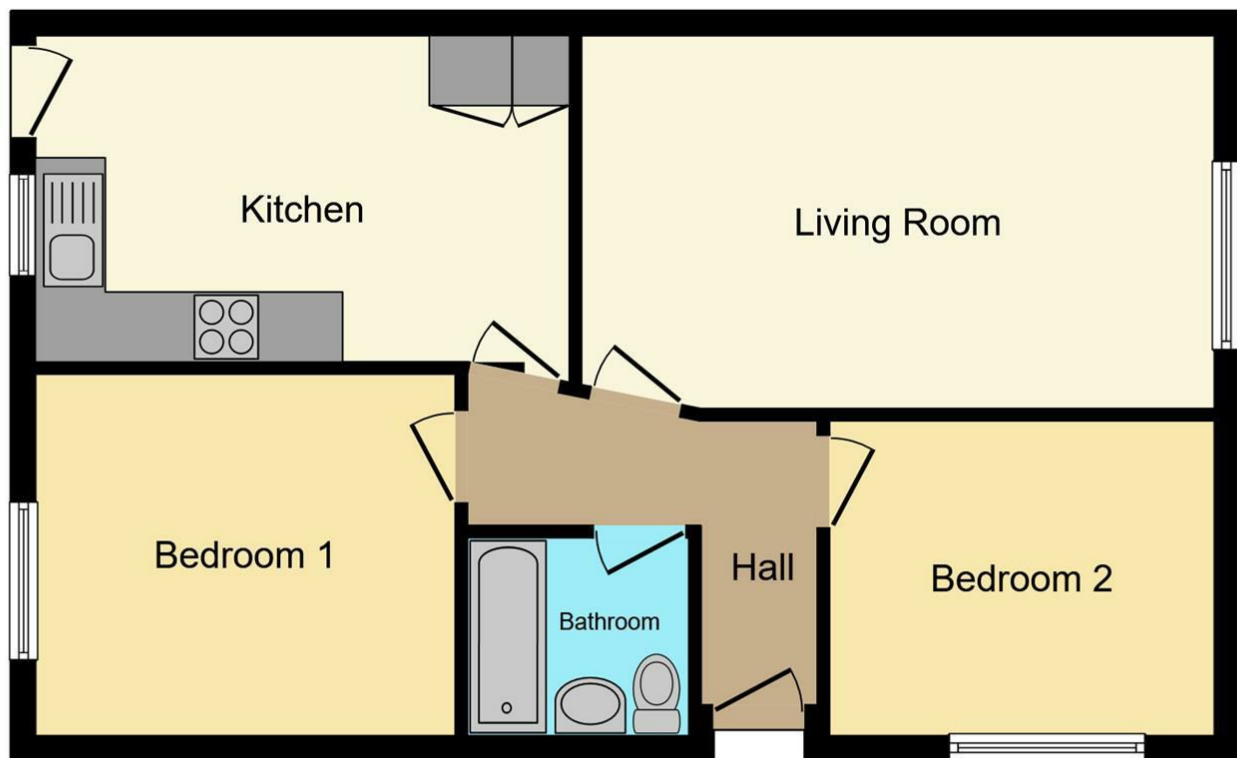


ahead onto Ffordd y Graig.
Follow this road for approximately 3.2 miles, then
bear slightly left.
Shortly after, bear slightly left again onto the B5381.
At the roundabout, take the 2nd exit onto Lower
Denbigh Road (B5381).
At the next roundabout, take the 1st exit onto The
Roe (A525).
Turn left onto Ashly Court.
Turn left again to stay on Ashly Court — No. 78 will
be on the left.









Floor Plan

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

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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