

## Cascon, Upper Denbigh Road, St Asaph, Denbighshire LL17 0RW

£425,000

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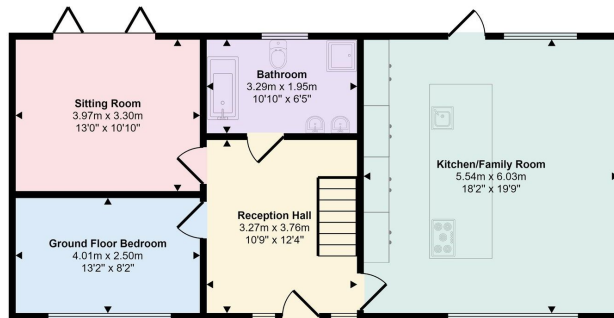


This recently constructed detached house is quietly tucked away, standing just off the Upper Denbigh Road near to the St Asaph Cathedral. The high street and local amenities are all within walking distance and the A55 Expressway is easily accessed within one mile. The property is of an individual design and built about one year ago to high exacting specifications which include low cost air source pump heating, under floor heating to the ground floor and recycled rain water. The property benefits by way of a ten year insurance policy and has the additional benefit of an architects certificate. It is equipped with every modern refinement including a water sprinkler system, and can be described as ready to walk into.

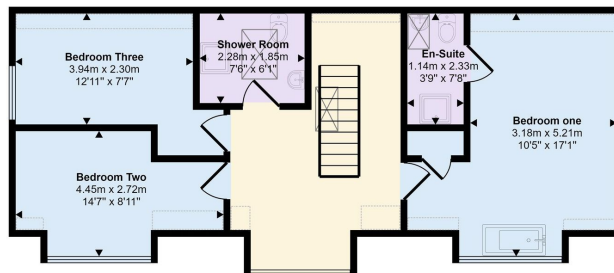
## Key Features

- HIGH EXACTING SPECIFICATION
- UNDER FLOOR HEATING TO GROUND FLOOR
- AIR SOURCE HEATING
- SPACIOUS KITCHEN/FAMILY ROOM
- CONVENIENT LOCATION FOR A55
- FOUR BEDROOMS
- BATHROOM, SHOWER ROOM & MASTER ENSUITE
- ENCLOSED GARDEN WITH DRIVEWAY
- FREEHOLD
- COUNCIL TAX - F EPC - B

Approx Gross Internal Area  
144 sq m / 1545 sq ft



Ground Floor  
Approx 79 sq m / 845 sq ft



First Floor  
Approx 65 sq m / 700 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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