



21 Lon Y Parc, St. Asaph – LL17 0PJ
£295,000

21 Lon Y Parc

St. Asaph

A spacious and well-proportioned **four-bedroom detached family home**, ideally situated on the popular residential development of Lon Y Parc in the cathedral city of **St Asaph**.

The property provides generous and versatile living space arranged over two floors, making it well suited to large families, professionals or first-time-buyers.

The accommodation briefly comprises an entrance area leading to a **ground-floor cloakroom, fitted kitchen, useful utility room, spacious living room, conservatory and separate dining room**, providing excellent flexibility for both everyday family life and entertaining. To the first floor are **four bedrooms**, with the principal bedroom benefiting from its own **en-suite facilities**, together with a family bathroom.

Externally, the property benefits from a **private driveway providing off-road parking for two vehicles**, together with a small **garage**, offering valuable additional storage. To the rear is a **generously sized garden**, providing an excellent outdoor area for families, entertaining, gardening or simply enjoying the warmer months.

Council Tax band: E

Tenure: Freehold



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Accommodation

5' 6" x 3' 1" (1.68m x 0.93m)

Via a glazed front door, leading into the hallway with access into the cloakroom.

Hallway

13' 0" x 8' 10" (3.95m x 2.69m)

With doors off to utility room, living room, dining room, kitchen and stairs ascending to the first floor.

Living Room

14' 2" x 12' 2" (4.33m x 3.71m)

A bright and spacious living room, with a central fireplace, radiator and uPVC French doors into the conservatory.

Kitchen

14' 10" x 9' 5" (4.53m x 2.86m)

A fully fitted kitchen, comprising complimentary worktops, with matching wall and base units, free standing cooker, with extractor above, integrated dishwasher, tiled splash backs, ample wall sockets, a uPVC double glazed window to the rear elevation, and a uPVC door leading to the side elevation giving access to the front and rear of the property.

Dining Room

11' 10" x 8' 8" (3.60m x 2.63m)

A good sized dining area, with a uPVC double glazed window to the front elevation and a radiator.



Conservatory

10' 6" x 10' 4" (3.19m x 3.14m)

Comprising of uPVC double glazed windows surround, and uPVC French doors leading to the rear.

Utility Room

11' 1" x 7' 7" (3.38m x 2.32m)

A very useful utility room/back kitchen, offering worktops, provisions for washing machine and dryer, drainer sink, a wall mounted gas boiler and a uPVC door leading to the side elevation giving access to the front and rear of the property.

Bedroom One

13' 1" x 12' 0" (3.98m x 3.66m)

A double bedroom, having two double glazed windows to the front and side elevation, three recessed storage cupboards/wardrobe space and access into the en-suite.

En Suite

6' 4" x 5' 2" (1.92m x 1.58m)

Comprising a low flush W.C., walk in shower enclosure, vanity wash basin, partially tiled and a uPVC double glazed obscure window to the front elevation.

Bedroom Two

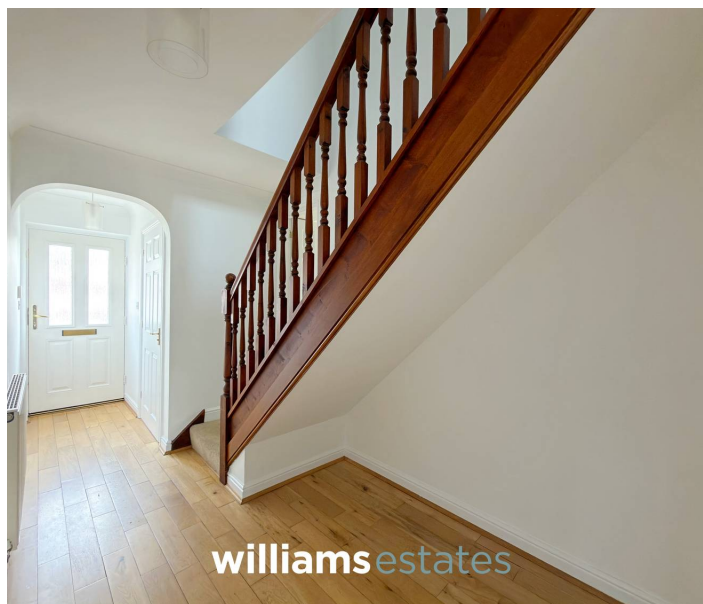
12' 0" x 9' 3" (3.66m x 2.82m)

A double bedroom with a recess storage cupboard, radiator and a uPVC double glazed window to the rear elevation.

Bedroom Three

13' 1" x 8' 4" (3.98m x 2.54m)

A double bedroom, offering recessed storage/wardrobe space, recess shelving, radiator and a uPVC double glazed window to the front.



**Bedroom Four**

8' 2" x 6' 11" (2.50m x 2.11m)

A single bedroom, having a radiator and a uPVC double glazed window to the rear.

Bathroom

8' 3" x 8' 1" (2.51m x 2.46m)

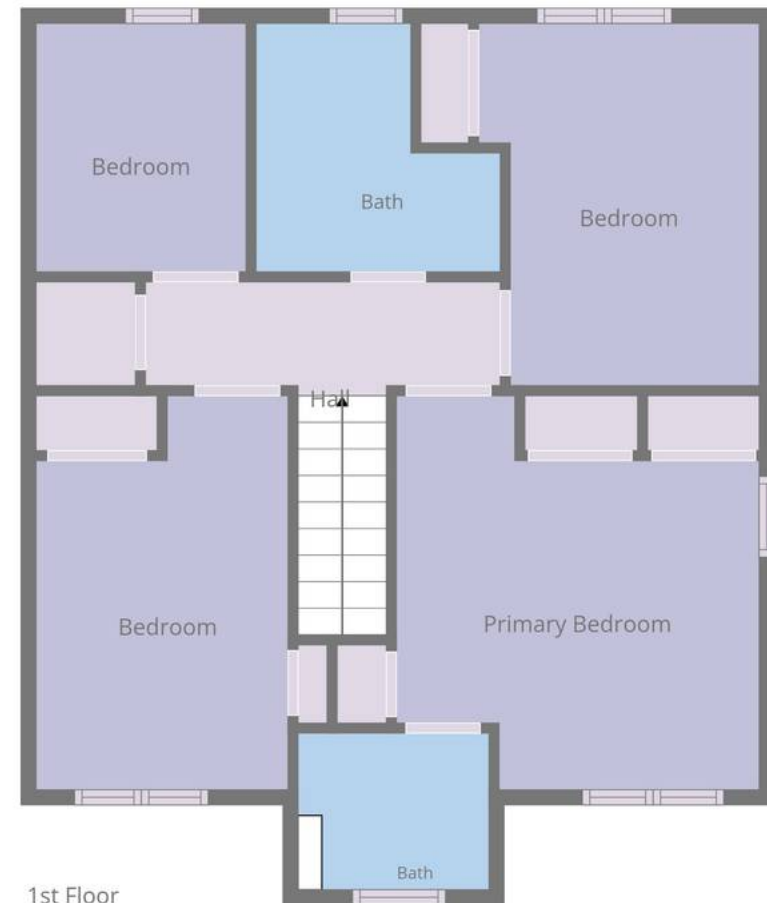
Comprising a low flush W.C., bath tub, vanity wash basin and a uPVC double glazed window to the rear elevation.

DRIVEWAY

1 Parking Space



Ground Floor



1st Floor





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