



**5 Holly Court, St. Asaph, Denbighshire,
LL17 0DR**

£450,000

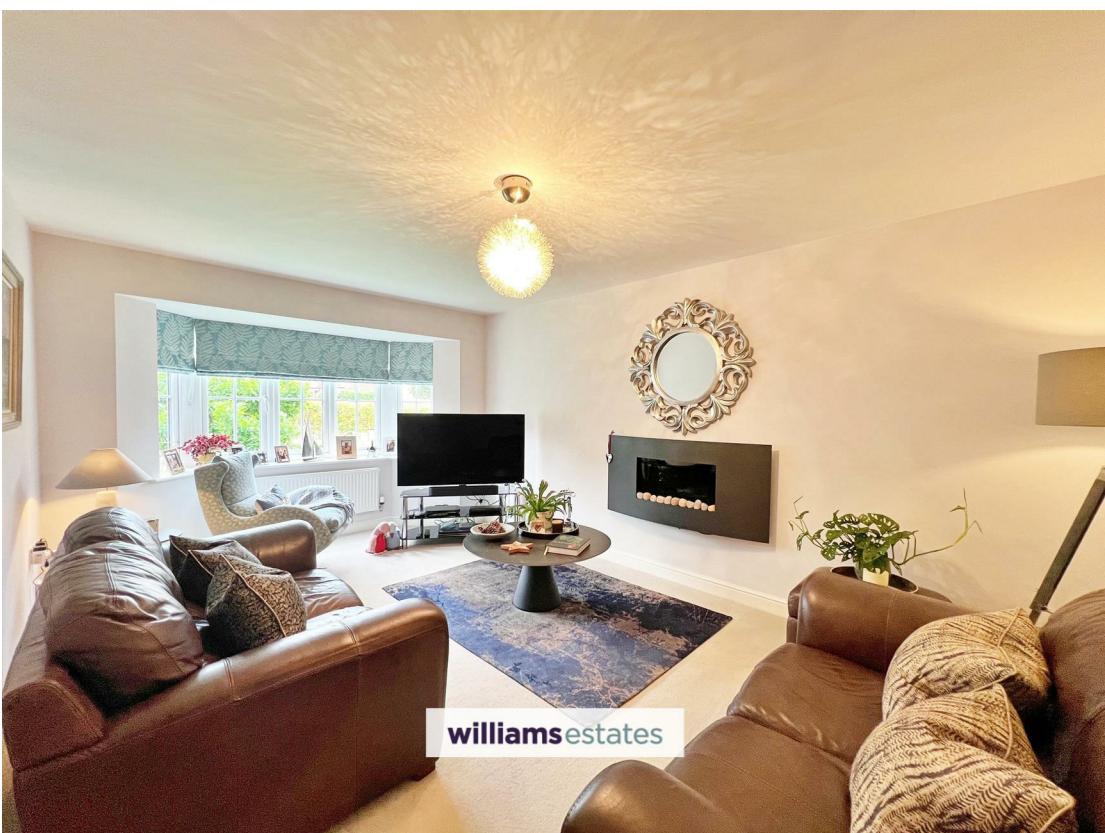
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EPC - B85

Council Tax Band - F **Tenure - Freehold**

SUMMARY

Located in the highly sought-after Holly Court area of St. Asaph, this stunning five-bedroom detached house boasts high-specification finishes and modern features throughout. The ground floor accommodation includes a downstairs cloakroom, spacious lounge, and an open-plan kitchen/diner with an adjoining utility room. The first floor comprises four bedrooms—one with an en-suite—and a family bathroom. The second floor is dedicated to the master suite, featuring an en-suite bathroom and a versatile dressing room or office. Outside, there is parking for multiple vehicles and a well-maintained garden to the rear. Viewing is highly recommended to fully appreciate this exceptional family home.



Accommodation

Comprising of a glazed door leading into:

Entrance Hall

13'6" x 5'11" (4.117 x 1.820)

Staircase rising to the first-floor landing, with doors leading to the living room, kitchen, and cloakroom.

Living Room

16'6" x 11'1" (5.030 x 3.384)

A bright and spacious room featuring a uPVC bay window to the front elevation, two double radiators, multiple wall sockets, and an electric fire.



Open Plan Kitchen/Living Area

27'2" x 10'4" (8.294 x 3.164)

A bright and open-plan space featuring complementary worktops with matching base and wall units. The kitchen includes an integrated dishwasher, integrated fridge and freezer, built-in oven, and a five-ring gas hob with a stainless steel extractor hood and splashback. A stainless steel sink with mixer tap is positioned beneath a uPVC double-glazed window overlooking the rear garden. The living area offers ample space for both a sofa and dining table, and is enhanced by uPVC French doors flanked by full-height double-glazed panels, allowing for an abundance of natural light. Additional features include two double radiators, recessed downlights, and an open doorway leading to the utility room.



Utility Room

6'3" x 4'11" (1.907 x 1.522)

Fitted with matching worktops and base units, a stainless steel drainer sink with mixer tap, wall sockets, and plumbing provisions for a washing machine. A glazed door provides access to the side elevation.



Downstairs W.C.

5'3" x 3'3" (1.619 x 0.997)

Low flush W.C., pedestal wash basin, double radiator and an extractor fan.

Landing

15'9" x 9'6" (4.801 x 2.897)

A bright and spacious landing featuring a uPVC double-glazed window to the front elevation, double radiator, and doors leading to all rooms. Stairs ascend to the master bedroom.



Bedroom One

15'9" x 14'0" (4.810 x 4.290)

A generously sized bedroom featuring two roof windows that flood the space with natural light, two double radiators, and a built-in storage cupboard within the eaves.



Bedroom One En-Suite 9'3" x 5'9" (2.834 x 1.775)

Featuring tiled flooring, a low-flush W.C., vanity wash basin with tiled splashback, a walk-in shower enclosure, roof window, double radiator, and extractor fan.

Dressing Room

9'3" x 8'7" (2.834 x 2.633)

Fitted wardrobes, double radiator and a roof window to the front elevation.

Bedroom Two

11'1" x 10'11" (3.395 x 3.341)

Featuring a uPVC double-glazed window to the front elevation, built-in mirrored wardrobes, a double radiator, and multiple wall sockets.

Bedroom Two En-Suite

7'9" x 3'10" (2.365 x 1.193)

Comprising a low-flush W.C., pedestal wash hand basin, double radiator, walk-in shower enclosure, and extractor fan.

Bedroom Three

12'4" x 9'3" (3.783 x 2.833)

Double bedroom featuring a uPVC double-glazed window to the front elevation, ample wall sockets, and a double radiator.

Bedroom Four

11'11" x 9'7" (3.650 x 2.945)

Double bedroom with a uPVC double glazed window to the rear elevation, double radiator and ample wall sockets.

Bedroom Five

9'11" x 8'6" (3.048 x 2.599)

With a uPVC double glazed window to the rear elevation, double radiator and wall sockets.

Bathroom

8'5" x 6'11" (2.585 x 2.129)

Comprising a low-flush W.C., pedestal wash basin, walk-in shower enclosure, bathtub, half-tiled walls, extractor fan, and a uPVC obscure window to the rear elevation.

Outside

The garden is mainly laid to lawn with a small patio area and a variety of fruit trees, including apple and pear. At the rear of the property, a small woodland provides added privacy. The garden is enclosed by timber fencing and offers access to both sides of the property. To the front, there is off-road parking available for multiple vehicles.



Garage

16'11" x 9'3" (5.162 x 2.842)

Featuring concrete flooring, a wall-mounted gas boiler, numerous wall sockets, and an up and over door.

Directions

Directions from our Denbigh branch, Crown Ln, Denbigh LL16 3AA

Head north on Crown Ln toward Chapel Pl (0.1 mi).

Take a slight right onto Beacon's Hill (0.2 mi).

Turn left onto Charnell's WI (0.2 mi).

Turn right onto Barkers' Well Ln (0.3 mi).

At the roundabout, go straight onto Ffordd Y Graig (3.2 mi).

Take a slight right (3.5 mi).

Turn right onto Allt Goch/B5381 (3.5 mi).

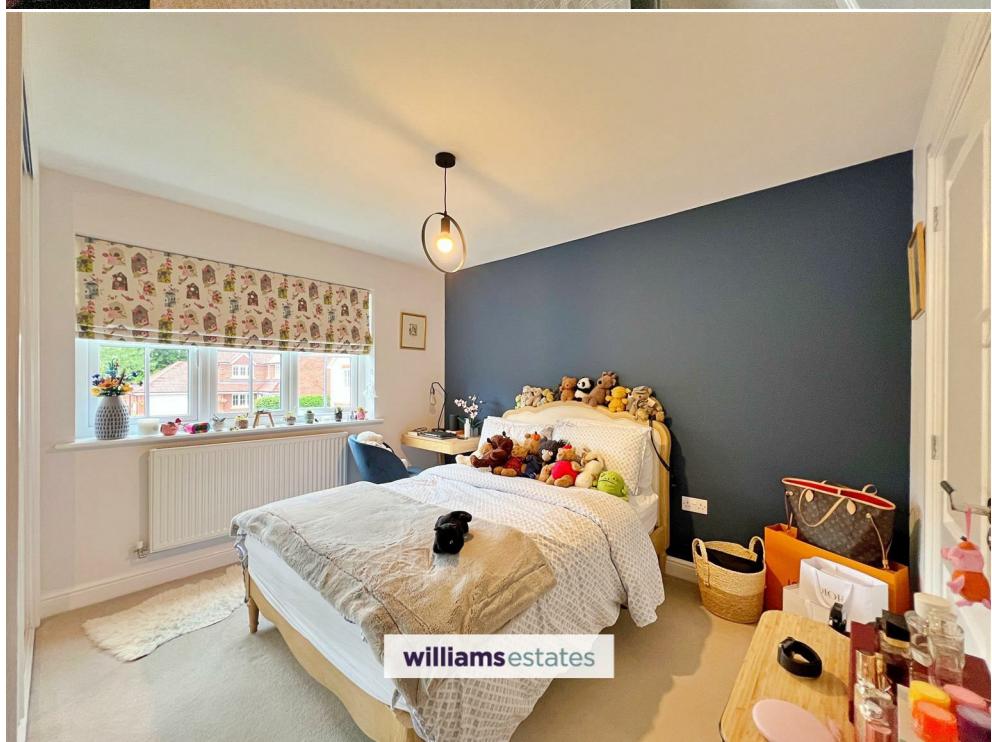
Turn left onto St Asaph Rd/A525 and continue to follow A525 (5.5 mi).

At the roundabout, go straight onto Mount Rd (5.6 mi).

Turn right onto Bryn Gobaith (5.7 mi).

Turn right onto Holly Court.







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		93
(81-91) B	85	
(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	

Call us on
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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.