



Temperance House High Street, St. Asaph, Denbighshire, LL17 0RF

£310,000



EPC - null Council Tax Band - D Tenure - Freehold

High Street, St. Asaph

3 Bedrooms - Character Property - Terrace

A charming three-bedroom Grade II listed property located on St. Asaph High Street, just a short walk from local amenities and only minutes from access to the A55, offering excellent transport links to Conwy, Chester, Liverpool, and Manchester.

This characterful home briefly comprises an entrance hallway, spacious living room, snug/home office, kitchen/diner, utility room, and cellar. Upstairs offers three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a large outbuilding—formerly used as a shop—and a detached garage, providing versatile space and further potential.



Accommodation

Timber glazed door into:

Entrance Hall

With access to the living room and to the snug, which can also serve as a downstairs bedroom.

Living Room

13'6" x 12'3" (4.139 x 3.755)

A spacious room featuring a glazed window to the front elevation, a recessed fireplace with a log-burning stove set on a slate hearth, a double radiator, and a serving hatch through to the kitchen.

Sitting Room/Office

12'3" x 7'5" (3.757 x 2.283)

A versatile room that can be used as a bedroom, sitting room, or home office, featuring a glazed window to the front elevation, a double radiator, and an adjoining small room with a sink.



Kitchen

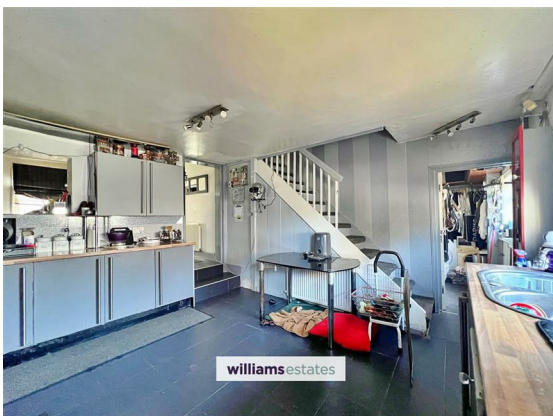
13'6" x 15'2" (4.124 x 4.626)

Featuring laminate worktops, a stainless steel sink with drainer and mixer tap, an exposed brick recess designed to accommodate an Aga, and a range of matching wall and base units. The kitchen also offers provisions for a dishwasher, space for a tall freestanding fridge freezer, and room for a dining table. Additional features include a serving hatch to the living room, a glazed window overlooking the rear elevation, a timber stable door providing access to the rear, a staircase leading to the first floor, and a door opening into:

Utility

13'6" x 8'6" (4.121 x 2.605)

Featuring a glazed window to the rear elevation, provisions for a washing machine and tumble dryer, and a door providing access to the cellar.



Bedroom One

13'6" x 10'5" (4.138 x 3.182)

A generously sized double bedroom featuring a glazed window to the rear elevation, recessed storage cupboards, and a door leading to the main landing and hallway.

Bedroom Two

14'0" x 8'10" (4.290 x 2.699)

A spacious double bedroom featuring a glazed window to the front elevation and a double radiator

Bedroom Three

11'7" x 10'8" (3.547 x 3.265)

A well-proportioned double bedroom benefiting from recessed storage, a glazed window to the front elevation, and a double radiator.

Bathroom

7'8" x 13'6" (2.337 x 4.118)

Featuring a Jacuzzi bathtub, walk-in shower, low-flush W.C., pedestal wash basin, wall-mounted towel rail, and two glazed windows to the rear elevation.

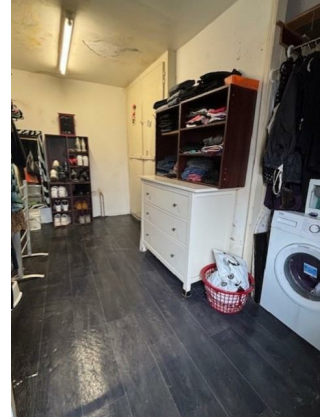
Shop

33'10" x 22'2" (10.327 x 6.779)

Formerly used as a shop, this space is now utilised for storage. It features a low-flush W.C., pedestal wash basin, three uPVC double-glazed windows, and ample wall sockets.

Outside

The front elevation offers space for two parking bays, while the rear features a detached garage and an outbuilding, formerly used as a shop and now serving as a storage area.



Awaiting Floorplan

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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