



3 Eryl Cottage Lower Denbigh Road, St. Asaph – LL17 0EN

Offers in Region of **£185,000**

3 Eryl Cottage Lower Denbigh Road

St. Asaph

A charming two-bedroom mid-terrace cottage, ideally situated in the sought-after area of St. Asaph (LL17 0EN), offered for sale with the added benefit of no onward chain.

This delightful home comprises a well-appointed kitchen/breakfast room, lounge, two bedrooms, and bathroom. An ideal purchase for first-time buyers, downsizers, or investors.

Externally, the property boasts a fabulous rear garden that enjoys a peaceful setting with stunning surrounding woodland views—perfect for relaxing or entertaining. To the front, there is a private driveway providing off-road parking for up to two vehicles.

Viewing is highly recommended to fully appreciate.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: E





Kitchen / Breakfast Room

13' 11" x 8' 4" (4.25m x 2.53m)

A well-appointed kitchen featuring a range of wall, drawer and base units with work surfaces over. Integrated appliances including four ring gas hob with extractor hood over and oven beneath, stainless steel sink. Plumbing for washing machine, space for fridge freezer and Worcester boiler. Additional features include a radiator, power points and dual-aspect windows to the front, allowing for plenty of natural light.

Living Room

14' 1" x 13' 10" (4.29m x 4.22m)

A characterful and inviting living space featuring exposed beams and a charming fireplace fitted with a multi-fuel stove. The room benefits from a radiator and power points, with a window to the rear and French patio doors opening out to the garden, providing excellent natural light. Stairs lead off to the first floor.



Landing

Storage cupboard and loft access hatch.

Bedroom One

14' 1" x 11' 1" (4.30m x 3.38m)

Featuring a double-glazed window to the rear, an attractive feature fireplace and also benefits from a radiator and power points.

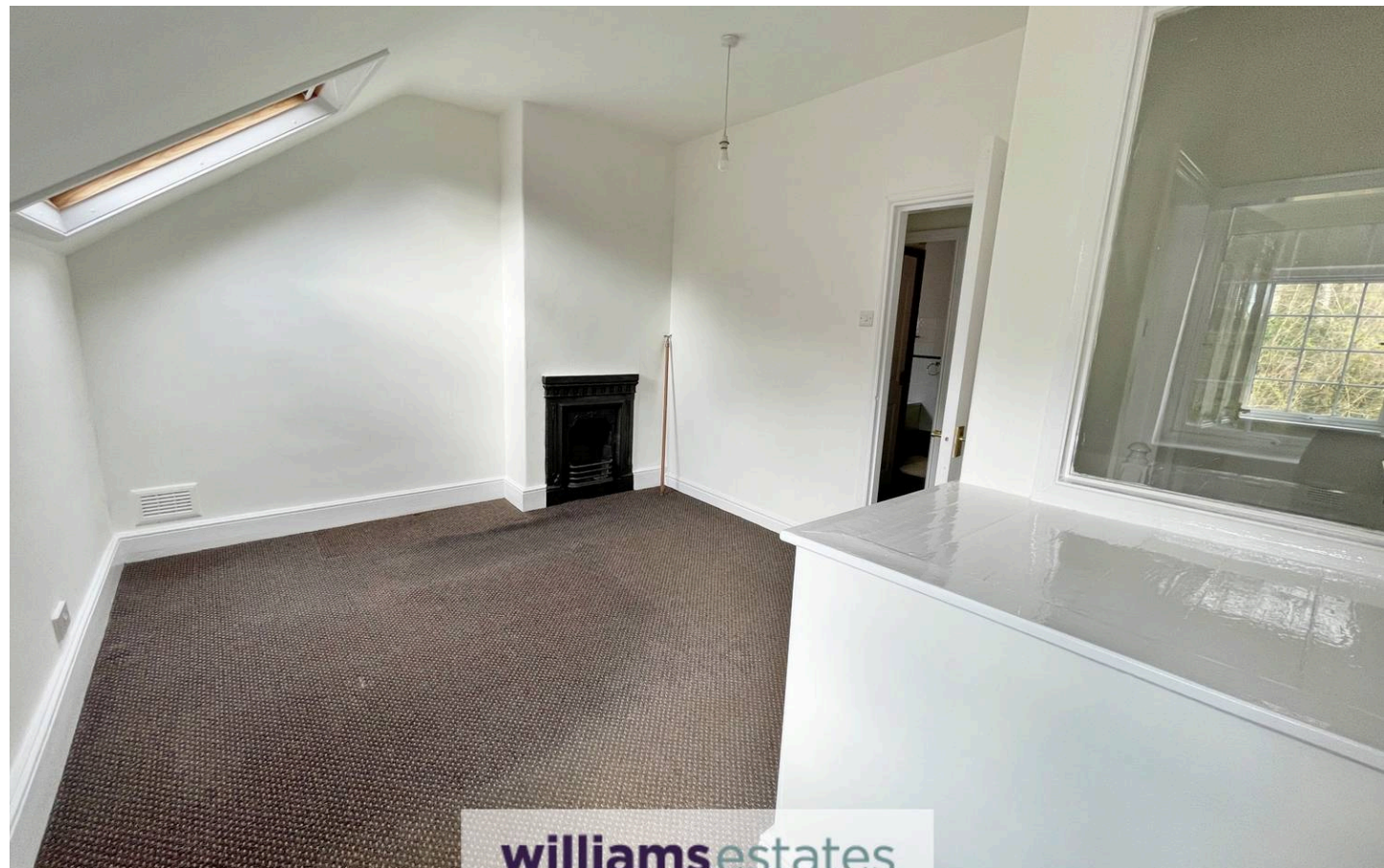
Bedroom Two

8' 6" x 6' 2" (2.60m x 1.88m)

Bathroom

7' 5" x 5' 7" (2.26m x 1.69m)

Comprising a panelled bath with shower over, pedestal wash hand basin, and low-level WC. The room features fully tiled walls, a window to the side and a wall-mounted radiator. A useful storage cupboard completes the space.





GARDEN

To the rear of the property is a wonderfully sized and versatile garden, offering a perfect blend of patio and lawned areas. A spacious paved seating terrace provides an ideal spot for outdoor dining and entertaining, while the lawn and planted borders add a touch of greenery and charm. The garden enjoys a pleasant outlook with mature trees and surrounding woodland, creating a peaceful and private setting. There is also useful space for storage, along with well-defined boundaries and pathways.

Driveway

1 Parking Space

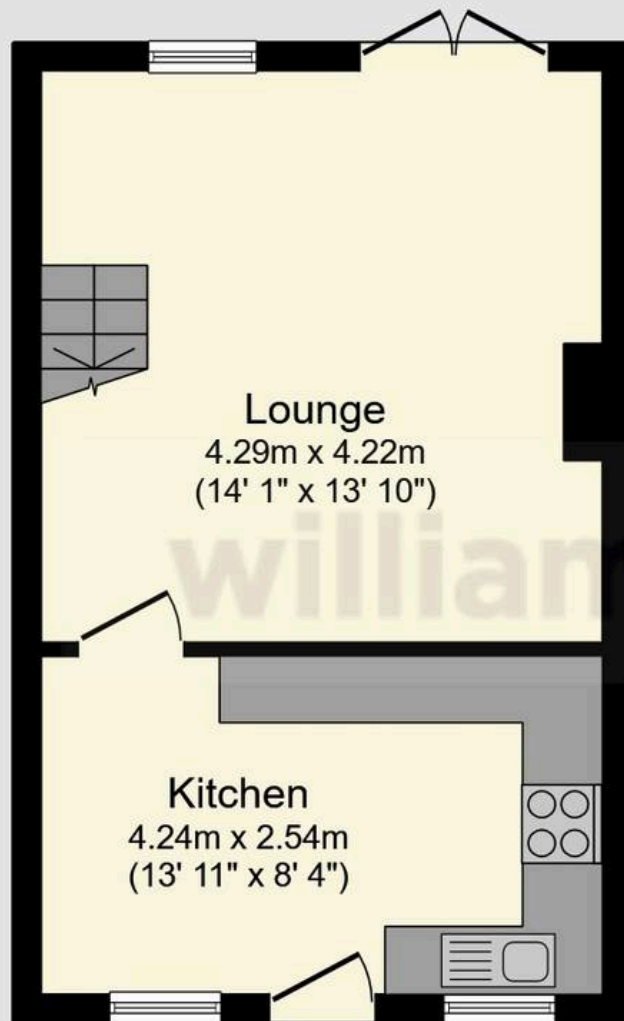
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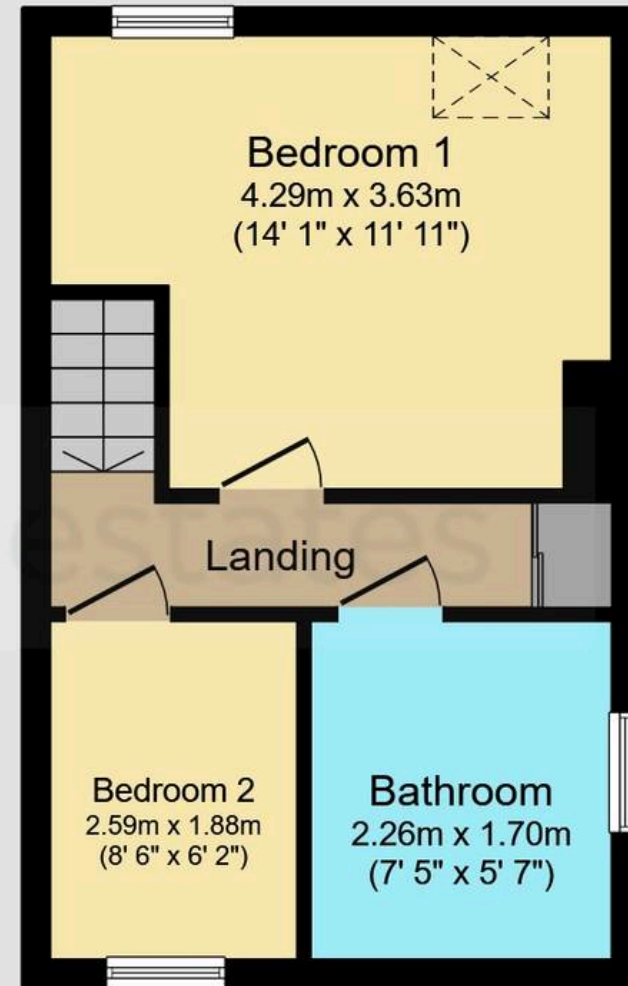
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Ground Floor

Floor area 29.2 sq.m. (315 sq.ft.)



First Floor

Floor area 29.2 sq.m. (315 sq.ft.)

Total floor area: 58.5 sq.m. (629 sq.ft.)

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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