



LOWER DENBIGH ROAD, ST ASAPH

ASKING PRICE £255,000



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Blue Turtle Property are proud to offer for sale this exceptional three-bedroom link detached cottage. Occupying a desirable position within the historic Cathedral City of St. Asaph, this delightful home effortlessly combines timeless character with high-quality contemporary finishes.

Since acquiring the property, the current owners have undertaken extensive improvements throughout, including a new roof, pointing and a complete transformation of the outside space, sympathetically enhancing the cottage while carefully preserving its charm and individuality. The result is a beautifully presented home, finished to an excellent standard and ready for its next owners to enjoy.

Ideally situated within walking distance of local amenities, including independent shops, schools, cafés, restaurants and leisure facilities, the property also benefits from excellent access to the A55 Expressway, offering convenient links to Chester, Llandudno and the wider North Wales coastline. In brief, the light and airy accommodation affords: A welcoming living room, a contemporary fitted kitchen/ dining room, utility room, generous bedrooms, and a luxurious bathroom complete with a freestanding bath and separate walk-in shower. Externally, the home benefits from a well-maintained garden with an attractive decked seating area beneath a pergola, ideal for relaxing or entertaining, as well as a versatile workshop/garden room offering excellent storage, hobby space or additional space to entertain. Finished to a high standard throughout, this is a superb home combining character, comfort, and practicality.



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Location

Situated in the heart of the sought-after Cathedral City of St. Asaph, this charming property enjoys a highly convenient position just a stone's throw from the Co-op convenience store and within easy walking distance of a range of local amenities, including independent shops, cafés, restaurants, schools and leisure facilities. St. Asaph is renowned for its historic cathedral, picturesque setting on the banks of the River Elwy and excellent transport links via the nearby A55 Expressway, providing easy access to Chester, Llandudno and the wider North Wales coastline.

Tenure- Freehold

Council Tax Band-D

Accommodation

Ground Floor

Entrance Porch

A welcoming entrance porch providing access into the main living accommodation.

Lounge

4.93m x 4.13m (16'2" x 13'7")

A spacious and characterful reception room featuring a front-facing window that fills the room with natural light. A cosy and inviting space, ideal for relaxing or entertaining, television point, radiator, alcove with inset log burner, wooden mantle and tiled hearth, access through to the kitchen/dining room.



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Kitchen/Dining Room

4.35m x 3.63m (14'3" x 11'11")

Beautifully fitted with a modern range of wall and base units complemented by work surfaces over, 1 1/2 drainer sink with mixer tap, integral oven with four ring hob and extractor over, ample space for a dining table and chairs, window to side aspect and an attractive log-burning stove creating a wonderful focal point, stairs to the first floor.

Hall

Providing access to the utility room, integral garage and side porch.

Utility Room

2.53m x 2.50m (8'4" x 8'2")

A practical utility space with plumbing for washing machine, space for tumble dryer, space for fridge/ freezer, additional storage and work surface space.

Integral Garage

5.38m x 4.94m (17'8" x 16'2")

A generous integral garage offering excellent storage, secure parking or potential workshop space, accessed via double doors.

Workshop

1.60m x 1.70m (5'11" x 5'7")

Situated to the rear of the garage, providing an ideal workshop, hobby room or additional storage



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First Floor- Landing

Providing access to all first-floor accommodation.

Bedroom One

4.29m x 3.66m (14'1" x 12'0")

A spacious double bedroom enjoying views to the front, radiator, with ample room for a range of bedroom furniture.

Bedroom Two

3.82m x 2.18m (12'6" x 7'2")

A comfortable double bedroom with a lovely outlook, window to rear aspect, radiator.

Bedroom Three

2.79m x 2.46m (9'2" x 8'1")

A well-proportioned single bedroom, window to rear aspect, radiator.

Family Bathroom

3.60m x 2.40m (11'10" x 7'10")

A luxurious contemporary four-piece family bathroom, beautifully appointed with a freestanding bath, walk-in shower, low-level WC and wash hand basin, heated towel rail, tiled flooring, extractor fan, spotlights to ceiling, two obscure windows to side aspect. Finished to a high standard and benefiting from underfloor heating.

Outside

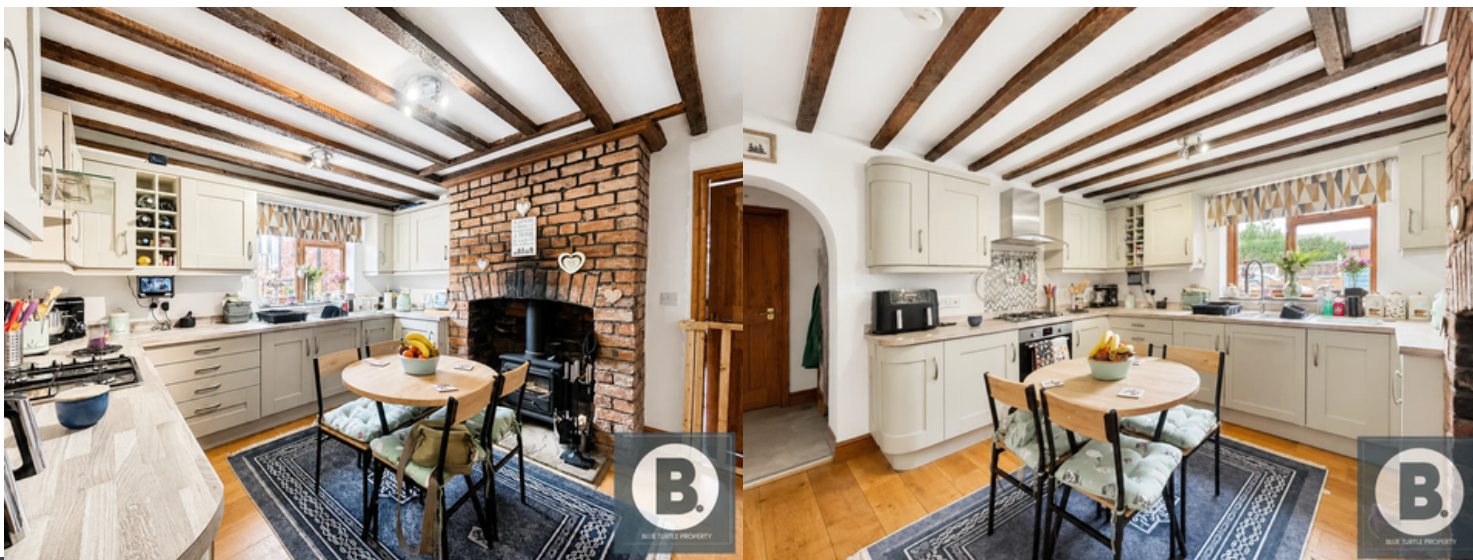
This stunning home benefits from a well-maintained garden with an attractive decked seating area beneath a pergola, ideal for relaxing or entertaining. This garden offers security and privacy with fenced borders and gated access. In addition, the property benefits from a versatile workshop/garden room offering excellent storage or hobby space.



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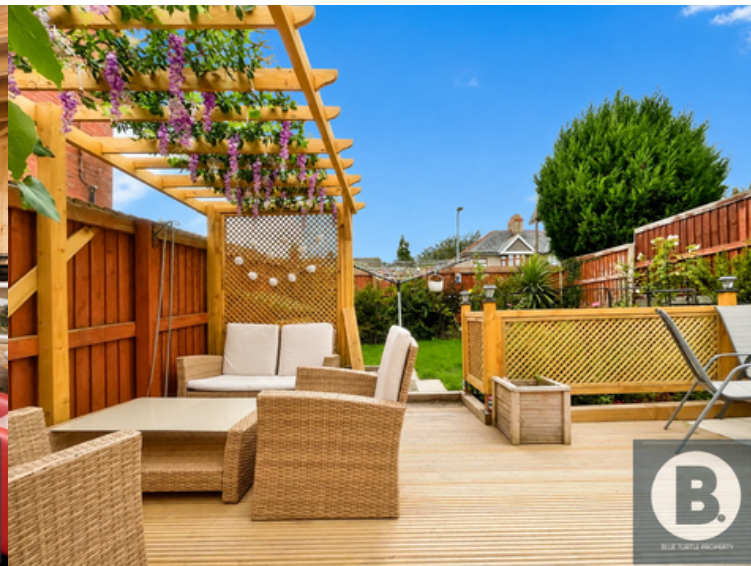




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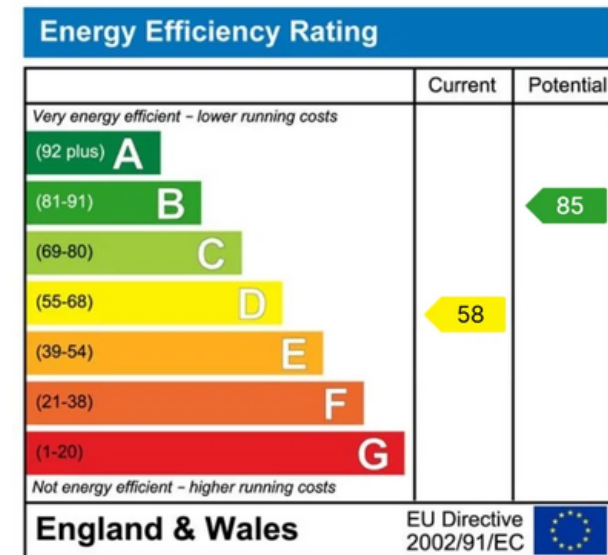


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Total floor area: 125.3 sq.m. (1,349 sq.ft.)

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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