



## 78 Ashly Court, St. Asaph – LL17 0PH

£210,000 Freehold

This well presented detached bungalow offers comfortable single level living with modern finishes throughout. There are two good size bedrooms, a bright lounge and a stylish shower room. The contemporary kitchen features cream units, an integrated oven and smart tiled flooring with direct access to the rear garden.

**SIMPLY ESTATES**

The living spaces feel warm and inviting thanks to large windows, neutral décor and quality flooring. A wall mounted fire adds a modern touch to the lounge while the bedrooms offer calm, versatile spaces.

Outside, the property enjoys a generous rear garden with lawn and patio plus a private driveway and a separate garage providing excellent storage. Move in ready with scope to personalise, this is an ideal home for anyone seeking easy, modern living in a convenient location.



- › Detached Bungalow
- › Modern Kitchen With Integrated Cooker
- › Contemporary Bathroom With Modern Shower
- › Spacious Living Area
- › Private Garden
- › Driveway Parking
- › Garage
- › EPC – D



Council Tax band: C

Tenure: Freehold

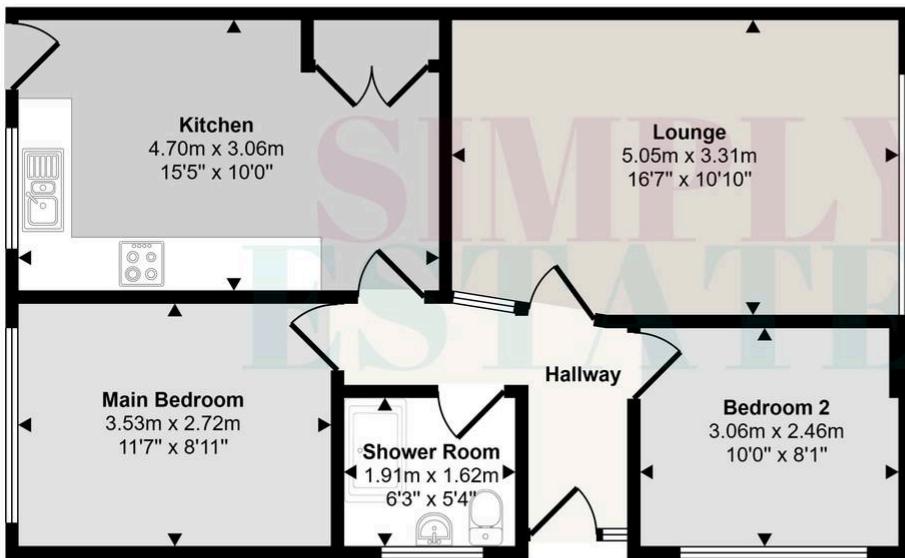
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



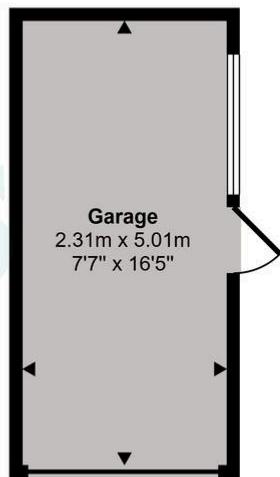


Approx Gross Internal Area  
70 sq m / 758 sq ft



Floorplan

Approx 59 sq m / 634 sq ft



Garage

Approx 12 sq m / 125 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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**SIMPLY ESTATES**