

**8 Hen Waliau, St. Asaph, Denbighshire,  
LL17 0HX**

**£435,000**

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**EPC - C75**

**Council Tax Band - G    Tenure - Freehold**



## SUMMARY

A four bedroom detached family home located in a quiet cul-de-sac in St Asaph, with easy access to the local amenities and local schools. The A55 provides links to North Wales Coast, Chester, Liverpool and Manchester. The accommodation offers a kitchen, utility, dining room, living room, downstairs cloakroom, four bedrooms, two with en-suites, and family bathroom. The front garden comprises a double garage and tarmacadam driveway offering ample off road parking. The rear garden offers a paved patio area and lawned garden, perfect for al-fresco dining.





### Entrance Hall

15'4" x 5'7" (4.678 x 1.705)

The space features engineered oak flooring, a uPVC window to the front elevation, and a double radiator. A staircase rises to the first floor with useful understairs storage and a cloakroom beneath. Doors provide access to both the living room and the kitchen.

### Living Room

28'7" x 12'5" (8.719 x 3.795)

Formerly two rooms now opened into one, this spacious and bright living area enjoys a uPVC double-glazed bay window to the front and an additional uPVC double-glazed window to the rear. The room features a gas fire, a double radiator, and ample wall sockets.

### W.C

3'4" x 5'5" (1.032 x 1.669)

Tiled flooring, low flush W.C, vanity wash basin, double radiator and an extractor fan.

### Kitchen

14'5" x 9'5" (4.396 x 2.890)

The kitchen is fitted with tiled flooring and sleek high-gloss wall and base units, complemented by matt granite worktops. A SMEG five-ring gas cooker with double oven sits beneath a stainless steel SMEG extractor fan, while a Franke sink with mixer tap is positioned beneath a uPVC double-glazed rear window. Additional features include an integrated dishwasher, fridge, and freezer, ample wall sockets, and generous storage throughout.

### Dining Area

15'3" x 9'8" (4.673 x 2.965)

Continuing from the entrance hall, the engineered oak flooring leads into a bright and airy room, featuring uPVC double-glazed windows to the rear and French doors opening onto the outdoor seating area. The space seamlessly connects to the kitchen.

### Utility Area

9'5" x 5'7" (2.880 x 1.724)

With tiled flooring continuing from the kitchen, this utility space is fitted with matching worktops, wall and base units, and provisions for both a washing machine and dryer. The gas boiler is neatly housed within a cupboard, while a double radiator and a uPVC door gives access to the side elevation.

### Landing

14'9" x 9'9" (4.510 x 2.977)

A bright and spacious landing with doors off to all rooms, recessed airing cupboard, a uPVC double glazed window to the front elevation and a double radiator.





#### Bedroom One

15'3" x 11'2" (4.658 x 3.427)

A large double bedroom with a uPVC double glazed window to the rear elevation, double radiator, recessed storage, and a door into the en-suite.

#### En Suite

7'3" x 7'11" (2.220 x 2.421)

Fitted with a low-flush W.C, vanity wash basin, freestanding bathtub, and a walk-in shower enclosure, the bathroom also features a shaving point, extractor fan, and a uPVC obscure-glass window to the rear elevation.



#### Bedroom Two

11'10" x 12'6" (3.627 x 3.835)

A bright and airy room featuring a uPVC double-glazed window to the front elevation, recessed storage cupboards, a double radiator, and ample power sockets.

#### En Suite

8'1" x 5'2" (2.466 x 1.577)

Comprising a low-flush W.C, vanity wash basin, and a walk-in shower enclosure, a chrome heated towel rail, shaving point, extractor fan, and a uPVC obscure-glass window to the side elevation.



#### Bedroom Three

9'8" x 9'5" (2.963 x 2.894)

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

#### Bedroom Four

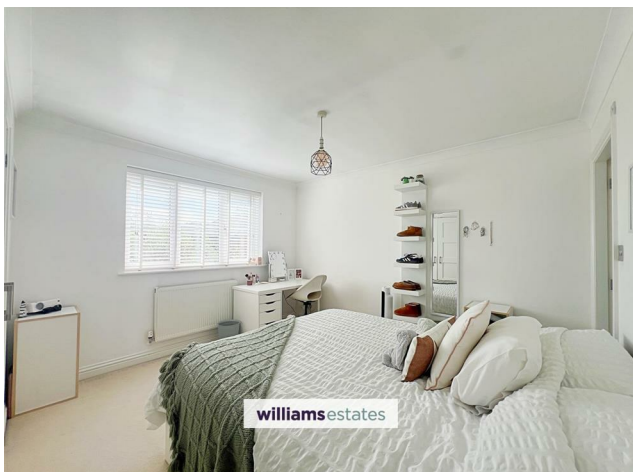
9'6" x 8'9" (2.902 x 2.677)

Double bedroom with a uPVC double glazed window to the front elevation, recessed storage cupboard, and a double radiator.

#### Family Bathroom

6'3" x 7'1" (1.919 x 2.182)

Featuring a bathtub with tiled surround, low-flush W.C, and pedestal wash basin, this bathroom also includes a shaving point, chrome heated towel rail, extractor fan, and a uPVC double-glazed window to the side elevation.



#### Garden

Spacious garden enclosed by timber fencing, featuring a patio area perfect for outdoor entertaining, with side access leading to the front of the property and the garage.

#### Garage

16'11" x 15'2" (5.181 x 4.623)

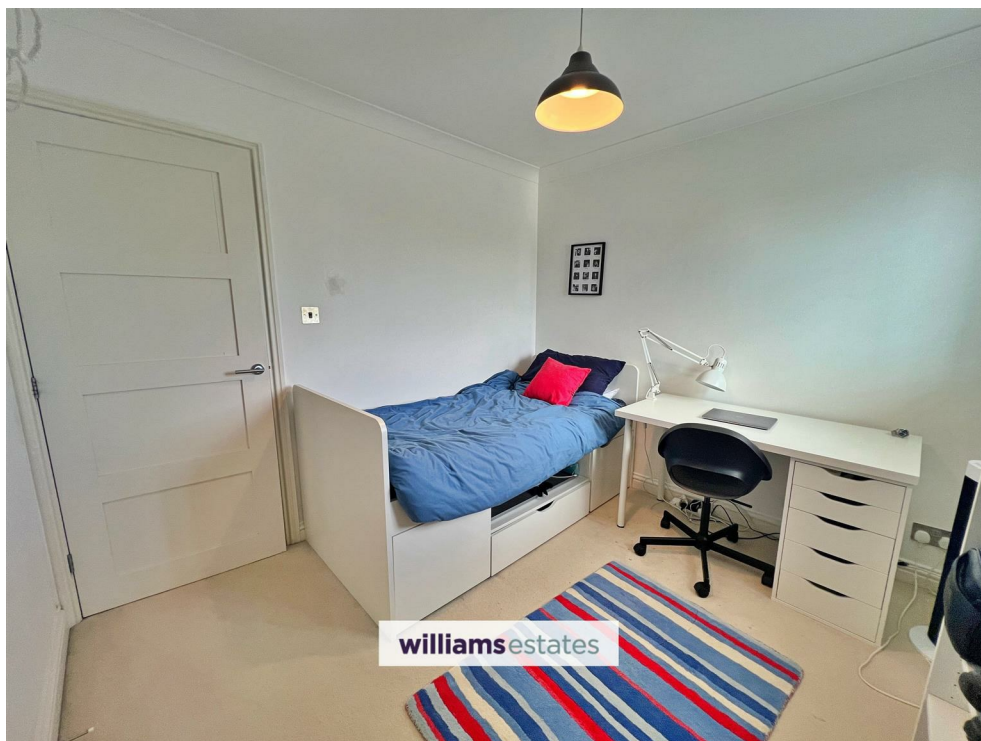
A double garage featuring an electric door and a side door leading to the side elevation.



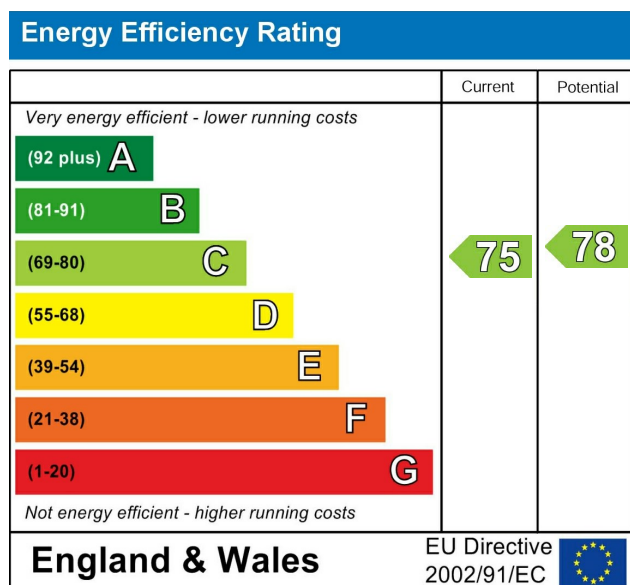








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