



**21 Rhodfa Tegid, St. Asaph, LL17 0EQ**

**£225,000**

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**EPC - C76    Council Tax Band - C    Tenure - Leasehold**

# Rhodfa Tegid, St. Asaph

## 2 Bedrooms - Flat

No Onward Chain! - A modern, well presented ground floor apartment, located in the desirable City of St Asaph. Offering spacious, single-level accommodation, this two-bedroom home is perfect for professionals, small families, or those seeking a convenient downsize. Comprising of an open-plan kitchen and living area with contemporary units and integrated appliances, flowing into a spacious living space with ample room for dining and lounging. The property boasts two generously sized bedrooms, including a master with en-suite and further bathroom. Outside, a private patio garden to the side provides a peaceful spot for unwinding.

Further benefits include three allocated parking spaces and double glazing.

Within easy reach of local shops, schools, and transport links, this charming home combines practicality with modern living in a well-connected and attractive setting. Viewing is recommended. EPC Rating C76.



### Accommodation

Composite modern front door leads into:

### Entrance Hall

A welcoming bright entrance with radiator, power points, further accommodation off and storage cupboard with ample space and automatic lighting

### Kitchen/Living Area

27'9" x 14'3" (8.46m x 4.34m )

A fabulous open plan kitchen/dining/living area with a range of modern wall, drawer and base units with work surfaces over. Integrated appliances; oven, extractor fan above, four ring electric hob, fridge and freezer. Stainless steel sink with bowl and half drainer, plumbing for washing machine, space for dishwasher, inset spotlighting, tiled splash back.

Living area is carpeted with radiators, power points, fitted corner television unit, double glazed window to the front and rear and further dual aspect double glazed double doors lead out to the side patio garden.

### Bedroom One

14'0" x 11'3" (4.27m x 3.43m )

A spacious master bedroom with radiator, power points, built in wardrobes and double glazed window to the front.

### En-Suite

7'5" x 4'4" (2.26m x 1.32m)

A white modern suite with low flush W.C, pedestal wash basin, shower enclosure with glass privacy screen, extractor fan, touch light mirror, heated towel rail and part tiled walls.

### Bedroom Two

11'10" x 9'7" (3.61m x 2.92m)

Having radiator, power points, built in wardrobes and double glazed window to the rear.

### Bathroom

8'0" x 7'3" (2.44m x 2.21m )

A white modern suite with low flush W.C, pedestal wash basin, panelled bath with shower over, extractor fan, heated towel rail and part tiled walls.



## Outside

Offering a private patio garden to the side of the property, a fabulous outdoor space ideal for relaxing or entertaining.

With mature shrubs, large wooden built in planters with mature roses and clematis, the garden offers year-round colour and character. Bounded by timber fencing with decorative trellis panels and a paved patio for easy maintenance. Perfect for Al-Fresco dining.

## Directions

What3words: [///openly.combos.thing](https://openly.combos.thing)

Directions from our Denbigh branch, Crown Lane, Denbigh (LL16 3AA):

Start on Crown Lane, heading north-east towards Chapel Place.

After 0.1 miles, bear slightly right onto Beacon's Hill.

After 0.2 miles, turn left onto Charnell's Well.

Turn right onto Barkers' Well Lane.

After 0.3 miles, at the roundabout continue straight ahead onto Ffordd y Graig.

Follow this road for approximately 3.2 miles, then bear slightly right.

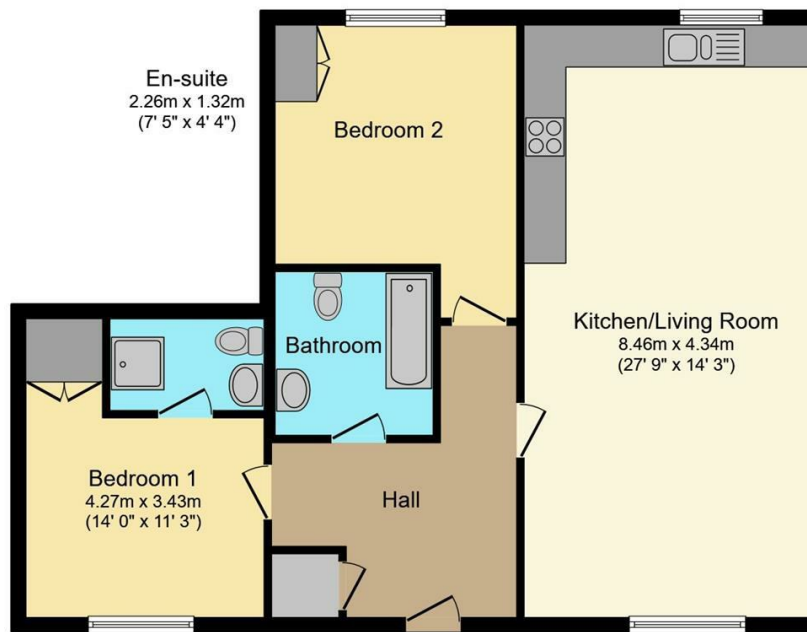
Turn right onto Allt Goch (B5381).

Immediately turn left onto St Asaph Road (A525) and continue to follow the A525.

After about 1.6 miles, turn right onto Lôn H. M. Stanley.

Turn left onto Rhodfa Tegid and follow it round, 21 Rhodfa Tegid will be on the right.





**Floor Plan**  
Floor area 82.1 sq.m. (884 sq.ft.)

Total floor area: 82.1 sq.m. (884 sq.ft.)

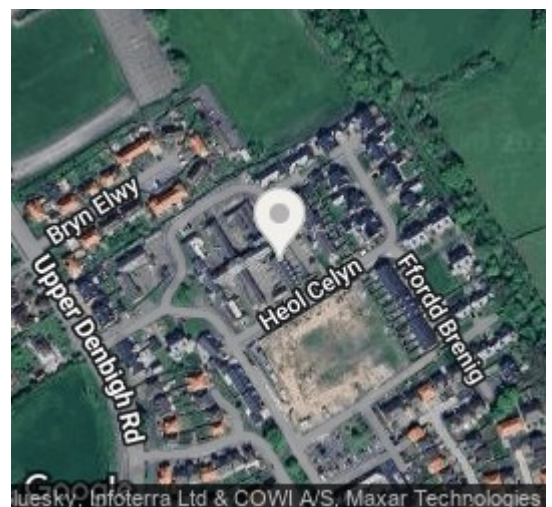
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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Call us on  
01745 817417  
Denbigh@williamsestates.com