



**Llys Yr Afon Lower Denbigh Road, St.
Asaph, LL17 0ED**

£280,000

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EPC - D64 Council Tax Band - E Tenure - Freehold

Lower Denbigh Road, St. Asaph

4 Bedrooms - House

Video Tour Available... A well presented four bedroomed detached house located in the small City of St. Asaph. Standing in a quiet and private location just off Lower Denbigh Road, surrounded by countryside and views of the Vale of Clwyd. Having spacious accommodation throughout, comprising of kitchen/diner, lounge, downstairs bedroom/additional room with en-suite wet room and utility. To the first floor, three bedrooms and family bathroom. The outside offers a fabulous space with ample off road parking for several vehicles, along with a well maintained rear garden with summer house and access to the Riverside. Viewing is highly recommended. EPC Rating D64.



Accommodation

uPVC door leads into:

Dining Room

17'3" x 13'7" (5.27m x 4.16m)

A welcoming dining room being part of the kitchen, with feature inglenook fireplace with log burning stove and built-in cupboard adjacent, tiled flooring, wall mounted cupboards, radiator, power points, uPVC double glazed window to the front.

Stairs off to further accommodation.

Opening into:

Kitchen

11'5" x 8'2" (3.49m x 2.50)

Offering a range of wall drawer and base units with work surfaces over, five ring Range Master with extractor hood over, stainless steel sink with mixer tap, integrated dishwasher, space for American style fridge/freezer, wall mounted shelving, tiled flooring, power points, uPVC double glazed window to the front and further uPVC double glazed door giving access to the front.

Lounge

17'10" x 13'8" (5.46m x 4.19m)

Having dual aspect radiators, power points and uPVC double glazed window to the front. Door leading into:

Ground Floor Bedroom

12'11" x 12'10" (3.94m x 3.91m)

Adapted for wheelchair access which can be easily removed.

Having inset spotlighting, radiator, power points and uPVC double glazed panel and door leading out to the front driveway.

Ground Floor Wet Room

10'6" x 7'9" (3.21m x 2.38m)

In white a low flush W.C, pedestal wash basin, Mira electric shower, radiator and uPVC double glazed obscured window. Door leading into:

Utility Room

10'6" x 6'3" (3.21m x 1.92m)

With loft access hatch, tall standing units and wall units with work surface, plumbing for washing machine and tumble dryer, radiator, power points and uPVC double glazed door leading onto the rear garden.



Landing

With loft access hatch, power points and uPVC double glazed window to the side.

Master Bedroom

13'10" x 9'9" (4.22m x 2.98m)

Having radiator, power points, storage cupboard with ample shelving and uPVC double glazed window overlooking the front.

Bedroom Two

12'7" x 9'8" (3.85m x 2.96m)

Having power points, radiator, storage cupboard and uPVC double glazed window to the front.

Bedroom Three

10'6" x 7'6" (3.21m x 2.30m)

Having power points, radiator and uPVC double glazed window to the side elevation.

Bathroom

7'6" x 7'5" (2.29m x 2.28m)

Offering a white suite with low flush W.C, pedestal wash basin, P shaped bath with shower head over, fully tiled walls, tiled flooring, radiator and uPVC double glazed obscured window.

Outside

Double wrought iron gates give access onto an extensive resin driveway providing ample off road parking for several vehicles. Outside tap, outside lighting and is bounded by timber panelled fencing.

The rear garden has a landscaped area, timber built Summer House (2.75m x 2.76m) with power and light, raised level slated area ideal for alfresco dining and private access to the riverside.

The rear garden is bounded by brick walling.

Directions

From our Denbigh branch, Crown Ln, Denbigh LL16 3AA
Head north on Crown Ln toward Chapel PI (0.1 mi).

Slight right onto Beacon's Hill (0.1 mi).

Turn left onto Charnell's WI (0.0 mi).

Turn right onto Barkers' Well Ln (0.1 mi).

At the roundabout, go straight onto Ffordd Y Graig (3.2 mi).

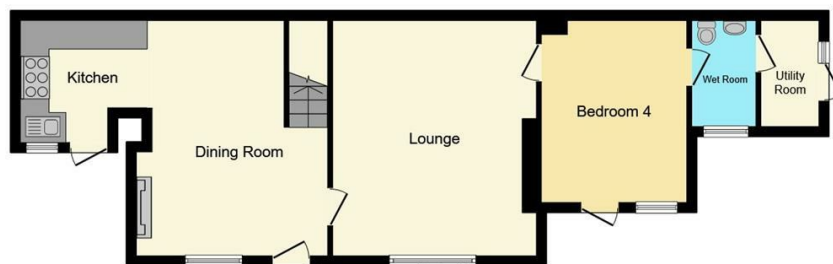
Slight left (0.2 mi).

Slight left onto B5381 (1.9 mi).

At the roundabout, take the 2nd exit onto Lower Denbigh Rd/B5381 (0.1 mi).

Llys Yr Afon will be on the right hand side down a private lane just after the row of terraces.





Ground Floor

Floor area 64.9 m² (699 sq.ft.)



First Floor

Floor area 41.3 m² (445 sq.ft.)

TOTAL: 106.3 m² (1,144 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

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) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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