



1 Silverdale Terrace, Mill Street | St. Asaph | Denbighshire | LL17 0SR

£119,950

An opportunity has arisen to purchase an INVESTMENT property in the City of St Asaph. With a Tenant in residence this well presented two bedroom mid terraced Cottage is adjacent to the river in St Asaph and enjoys open spaces. Having been extended to the rear it provides surprisingly spacious accommodation.

- Investment property
- City of St Asaph
- Two bedroom Cottage
- Courtyard to the rear
- Open spaces, river location

This well presented cottage benefits by way of gas central heating and upvc double glazing.

COMPOSITE DOUBLE GLAZED DOOR:

Into:

LOUNGE:

15' 1" x 11' 8" (4.60m x 3.58m) With power points, radiator, laminate floor, double glazed window overlooking the front.

KITCHEN WITH DINING AREA:

12' 0" x 10' 11" (3.66m x 3.35m) Having a comprehensive range of fitted 'Cream' units to include wall cupboards, worktop surfaces with drawer and base cupboards beneath, double panelled radiator, power points, stainless steel sink top with mixer tap over, plumbing for automatic washing machine, halogen hob with electric oven beneath, space for tall standing fridge freezer, dual aspect uPVC double glazed window overlooking the rear and uPVC double glaze door giving access onto the rear.

SNUG:

11' 9" x 7' 11" (3.59m x 2.42m) With double panelled radiator, power points and stairs.

STAIRS:

From the snug leading to:

FIRST FLOOR ACCOMMODATION AND LANDING:

With power points.

BEDROOM ONE:

13' 1" x 11' 8" (4.00m x 3.56m) With built-in cupboard housing the 'Vaillant' boiler which supplies the domestic hot water and radiators and linen storage, built-in wardrobe with hanging space, double panelled radiator and uPVC double glazed window overlooking the front.

BEDROOM TWO:

10' 8" x 5' 3" (3.26m x 1.61m)

With radiator, power points and upvc double glazed window overlooking the rear.

DRESSING ROOM/NURSERY:

8' 5" x 5' 4" (2.57m x 1.65m) With radiator, power points and uPVC double glazed window overlooking the rear

BATHROOM:

7' 10" x 5' 0" (2.40m x 1.53m) Having panelled bath with electric shower over, medium flush W.C, pedestal wash hand basin, double panelled radiator, part tiled walls and tiled floor.

OUTSIDE:

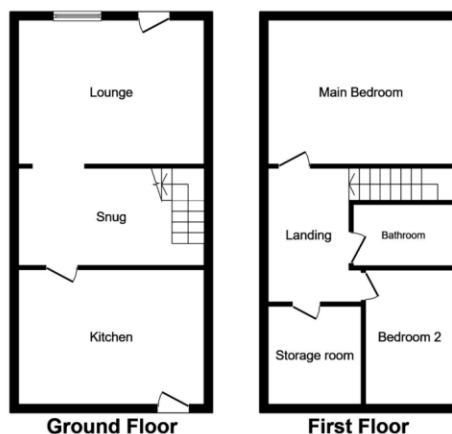
Small court yard to the rear enjoying a sunny and secluded position and is bounded by block walling.

DIRECTIONS:

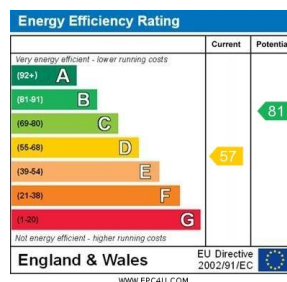
Proceed away from the Rhyl office over the vale Road bridge onto Vale Road and continue in the direction of Rhuddlan. Proceed along the dual carriageway and at the main roundabout take the exit for St Asaph. On entering St Asaph proceed along the Roe taking a left turn at the mini roundabout, left onto Gemig Street, left onto Mill Street and turn right and the property can be seen on the right hand side.

SERVICES:

Mains water, gas and drainage is believed available or connected to the property. All appliances and services not tested by the selling agent.



This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



COUNCIL TAX BAND

Tax band:

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire

DATE

23/04/2021

Contact Details

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