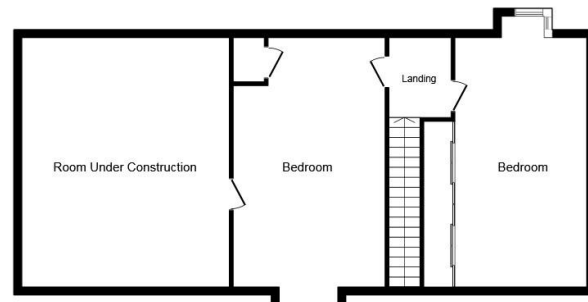




Ground Floor



First Floor

Printed Contact Details...

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

24th May 2021



OFFICE
19 Clwyd Street
Rhyl
Denbighshire
LL18 3LA

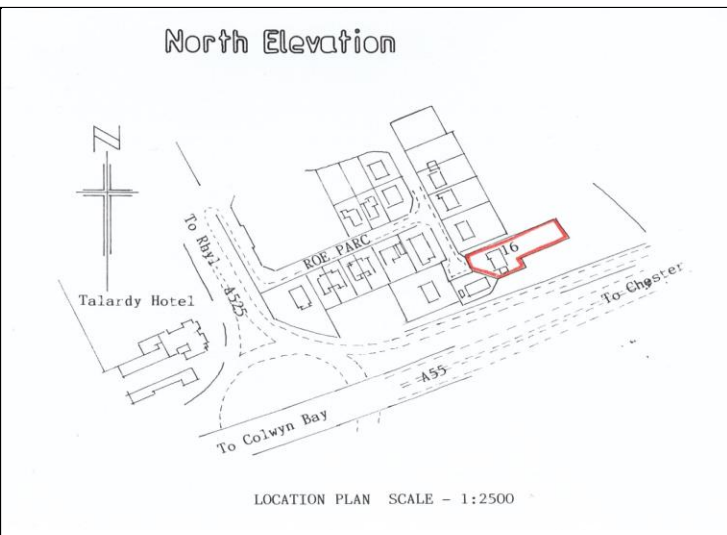
T: 01745 334411
E: rhyl@peterlarge.com
W: www.peterlarge.com

16 Roe Parc, St. Asaph, Denbighshire, LL17 0LD

£250,000

- Dormer Bungalow scope for development
- Refurbishment required
- One Bedroom Self Contained unit
- Double and single Garage, carport

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



DESCRIPTION:

This large detached dormer bungalow with very versatile accommodation is offered for sale with scope to further develop. It is situated in the favoured City location of St Asaph and offers lovely riverside walks close by. The A55 expressway is also easily accessible for commuting to Chester, Llandudno and into Snowdonia. The property has been sympathetically extended over the years to create a larger than average bungalow to include a self contained unit for perhaps a relative. To the left of the kitchen there is a car port with planned room over to become a third bedroom to the main dormer bungalow. The property enjoys a large garden to the rear, car port, single and double garage and driveway parking. Due to illness the property would now benefit from rewarding and cosmetic improvements throughout

HARDWOOD GLAZED ENTRANCE DOOR into:

RECEPTION HALL

With radiator and power points.

LOUNGE:

22' 10" x 13' 11" max (6.97m x 4.26m) Having 'Clearview' multifuel burner (not tested) radiator, power points and dual aspect uPVC double glazed windows overlooking the front and rear.

KITCHEN:

9' 10" x 12' 9" (3.01m x 3.9m) With upvc double glazed window overlooking the rear, wall mounted boiler which supplies the domestic hot water and radiators. Units comprising of wall cupboards, work top surfaces with drawer and base cupboards beneath.

Door giving access onto the carport.

FROM THE RECEPTION HALL:

BATHROOM:

5' 4" x 6' 5" (1.65m x 1.96m) With panelled bath with shower over, wash hand basin in vanity unit, part tiled walls and floor and medium flush w.c.

STAIRS leading to:

LANDING:

BEDROOM ONE:

12' 5" x 13' 3" (3.8m x 4.04m) With radiator, power points, two built in cupboards and upvc double glazed window overlooking the front.

BEDROOM TWO:

12' 4" x 13' 3" (3.77m x 4.05m) With upvc double glazed window overlooking the rear, built in wardrobe, radiator and power points.

SELF CONTAINED UNIT

with personal access also accessed from the main house.

HARDWOOD DOUBLE GLAZED DOOR:

With glazed panels to side, gives access into:

ENTRANCE VESTIBULE:

With radiator, built-in cupboard with top box over locker, radiator and power point.

LOUNGE:

10' 11" x 10' 5" (3.33m x 3.20m) Having radiator, power points and double glazed window overlooking the front.

BATHROOM:

5' 10" x 6' 9" (1.78m x 2.06m) Still under construction with bath, pedestal wash hand basin, low flush W.C, part tiled walls and double glazed frosted window.

GLAZED DOOR:

Giving access into:

KITCHEN:

13' 9" x 6' 11" (4.20m x 2.11m) With wall mounted boiler (not tested) supplying the domestic hot water and radiators, stainless steel sink top, wall cupboards with worktop surface with drawer and base cupboards beneath, access to roof space, stained glass feature window, hardwood timber glazed door giving access onto the rear garden and double glazed window overlooking the rear.

BEDROOM:

11' 11" x 10' 11" (3.64m x 3.33m) With radiator, power points and double glazed window overlooking the rear.

OUTSIDE:

Driveway provides off street parking leading to **CARPORT** and **SINGLE GARAGE** with up and over door. The garden to the front is in need of cultivation however it can be described as large. Access to the rear garden is through the carport. The rear garden is large and also in need of cultivation. Vehicular access from the public pathway to a **BRICK BUILT DOUBLE GARAGE** 21 ft x 16 ft (6.4m) x (4.8m) with electronic roller shutter door and we believe an armoured cable has been laid down in readiness to connect to the electricity supply and personal door also accessed from the main garden. The gardens are bounded by mature trees.

DIRECTIONS:

Proceed away from the Rhyl office over the Vale Road bridge onto Vale Road, continue onto Rhuddlan Road. Continue onto the bypass A525 heading towards St Asaph, continue straight on at the next round about, just before the next roundabout turn left into Roe Parc straight ahead taking the right turn and the property can be found on the left hand side by way of a For Sale Board.

SERVICES:

Mains water, gas and electricity are believed available or connected. All services have not been checked by the selling agent.

