

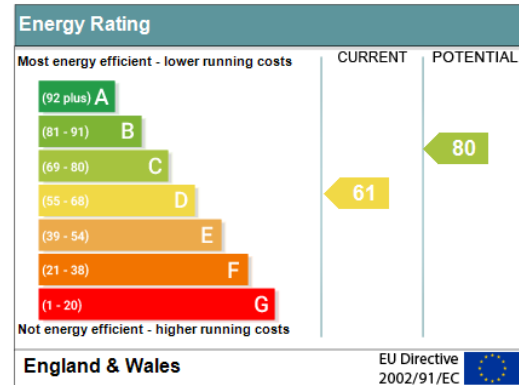
Floor Plan

Total floor area 117.2 sq.m. (1,262 sq.ft.) approx

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Address: 61 ASHLY COURT, ST. ASAPH, LL17 0PL
RRN: 0639-5423-5000-0621-8222



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

21st July 2021



OFFICE
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61 Ashly Court, St Asaph, Denbighshire, LL17 0PL Offers over: £200,000

- Extended to the rear
- Three bedrooms
- City location
- Conservatory

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This three bedroom extended detached bungalow is situated in the picturesque city of St Asaph with its stunning cathedral and river walks. The property is in walking distance of the High Street with its shops and amenities and schools catering for all ages are near by. It benefits by way of upvc double glazed conservatory and all the refinements expected to include gas fired central heating and upvc double glazing and viewing is recommended to appreciate its size.

THE PROPERTY BRIEFLY COMPRISES:

UPVC DOUBLE GLAZED ENTRANCE DOOR LEADS INTO;

RECEPTION HALL:

With laminate flooring, radiator, power points, access to roof space and cloaks area.

LOUNGE:

16' 5" x 10' 11" (5.02m x 3.34m) Having feature fireplace with electric fire, marble effect back and hearth, coved ceiling, laminate floor, power points, radiator and uPVC double glazed window overlooking the front of the property.

KITCHEN:

15' 10" x 9' 10" (4.85m x 3.02m) With a comprehensive range of timber fitted units to include wall cupboards, drawer and base cupboards with a complimentary worktop surface over, tall standing unit housing the double oven, further wall cupboards with open shelving, fitted gas hob, further worktop surface with drawers and base cupboards beneath, stainless steel sink top with mixer tap over, space and plumbing for automatic washing machine, space and plumbing for dishwasher, radiator, part tiled walls, tiled floor, uPVC double glazed window overlooking the side, wall mounted 'Vaillant' boiler which supplies the domestic hot water and radiators. Open archway leads into dining room.

DINING ROOM:

9' 5" x 9' 3" (2.88m x 2.84m) With laminate flooring, radiator, power points, uPVC double glazed window overlooking the side of the property, coved ceiling and dado rail. Sliding patio doors give access into:

CONSERVATORY:

9' 6" x 8' 3" (2.92m x 2.52m) A uPVC double glazed constructed conservatory with dwarf brick walling, radiator, tiled floor, power point and uPVC double glazed French doors leading out onto decking.

BEDROOM TWO:

9' 10" x 8' 3" (3.00m x 2.54m) Accessed from the reception hall, with uPVC double glazed window overlooking the side, radiator and power points.

BEDROOM THREE:

11' 10" x 9' 4" (3.61m x 2.85m) Currently used as an office, with Velux window, radiator, power points and laminate.

BEDROOM ONE:

9' 6" x 8' 10" (2.92m x 2.70m) Accessed from the dining room, with radiator, power points, laminate flooring, uPVC double glazed window overlooking the rear garden and access into:

DRESSING AREA:

12' 8" x 7' 9" (3.87m x 2.38m) Having a continuation of the laminate flooring, power points, uPVC double glazed window overlooking the rear and access to remainder of garage now used as a store room.

STOREROOM:

Remainder of garage with light and power providing ample storage.

SHOWER ROOM:

6' 7" x 5' 5" (2.02m x 1.66m) Having corner shower cubicle with electric shower over, pedestal wash hand basin, low flush WC, tiled walls, tiled floor, radiator and uPVC double glazed frosted window.

OUTSIDE:

A brick paved driveway providing ample off street parking leads to the front door with low maintenance gravelled area to the side. The rear garden, accessed from the conservatory, has a raised timber decking area with timber balustrade leading onto a paved and lawned garden. The garden enjoys a sunny and secluded position perfect for outdoor entertaining and is bounded by concrete panel fencing.

SERVICES:

Mains gas, electric and water are believed connected or available to the property. All services and appliances not tested by the Selling Agent.

DIRECTIONS:

Proceed away from the Rhyl agency office towards St Asaph, continue onto The Roe and just after the crossing turn right into Ashly Court where the property can be seen on the left hand side.

