



Oak Close

St Asaph, Denbighshire LL17 ODX

£415,000

AN IMPRESSIVE FOUR BEDROOM DETACHED HOUSE FORMING PART OF A SMALL AWARD WINNING DEVELOPMENT IN THE POPULAR SMALL CITY OF ST. ASAPH. The property was built around 2000 and briefly comprises: open porch, reception hallway, dual aspect living room with inglenook style brick fireplace and French doors to outside, dining room, UPVC double glazed conservatory, breakfast kitchen with integrated appliances, utility room, downstairs WC, study, landing, principal bedroom with French doors leading out onto a balcony, a walk-in wardrobe and en-suite bathroom, bedroom two/guest suite with fitted wardrobes and en-suite shower room, two further bedrooms with built-in double wardrobes and a family bathroom. The property benefits from gas fired central heating and has UPVC double glazed windows. (.....continued)

(...continued) Externally there are lawned gardens at the front with a block paved driveway leading to a double garage with twin up and over doors. To the rear and side there are extensive lawned areas with an Indian stone paved patio and timber decked seating area with summer house. The rear garden enjoys a good degree of privacy and is enclosed by fencing, hedging and mature trees. **VIEWING HIGHLY RECOMMENDED.**

LOCATION

Oak Close is a small cul-de-sac of seven individually designed properties, located off a minor lane towards the far end of Mount Road, which is within walking distance of St. Asaph. St. Asaph is a city and community on the River Elwy in Denbighshire, Wales. The city of St. Asaph is surrounded by countryside and views of the Vale of Clwyd. It is situated close to a number of busy coastal towns such as Rhyl, Prestatyn, Abergele, Colwyn Bay and Llandudno. The historic castles of Denbigh and Rhuddlan are also nearby. St. Asaph is twinned with the town of Bégard in Brittany, France. Each year the city hosts the North Wales International Music Festival, which takes place at several venues in the city and attracts musicians and music lovers from all over Wales and beyond. In past years the main event in September at the Cathedral has been covered on television by the BBC. In addition to the Cathedral, there are five other Churches in St. Asaph covering all the major denominations. St. Asaph is a popular rural city centred around the Cathedral and the High Street, providing a range of facilities catering for daily requirements. The property is approximately one mile from the A55 Expressway which provides excellent road links

APPROXIMATE DISTANCES TO...

Denbigh - 6.51 miles

Abergele - 7.54 miles

Colwyn Bay - 14.18 miles

Mold - 19.95 miles

Ruthin - 12.73 miles

Chester - 28.48 miles

Please note - ALL DISTANCES ARE APPROXIMATE
(Taken from RAC Route Planner)

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

ENTRANCE PORCH

Open porch with wooden pillar and outside lantern style light. Wooden panelled door with decorative coloured glass double glazed leaded insert to Reception Hall.



RECEPTION HALL

Decorative coving, two moulded ceiling roses with light points, mains connected smoke alarm, single radiator with thermostat, telephone point, burglar alarm control pad, oak wood strip flooring, dado rail and spindled staircase to the first floor. Doors to the Living Room, Study, Breakfast Kitchen, Downstairs WC and Utility Room.



DOWNSTAIRS WC

1.96m X 0.84m (6'5" X 2'9")

With low level WC, wall mounted wash hand basin, part-tiled walls to dado rail height, oak wood strip flooring, UPVC double glazed window with obscured glass, coved ceiling, recessed ceiling spotlight and single radiator with thermostat and towel rail.



LIVING ROOM

6.30m X 3.71m plus inglenook (20'8" X 12'2" plus inglenook)

Spacious dual aspect living room with two double glazed windows overlooking the front and double glazed French doors with full height double glazed windows to each side to the rear garden. Feature exposed brick inglenook style fireplace with wooden mantel, two wall light points, reclaimed quarry tiled hearth, two double glazed windows, and a cast iron Living Flame log effect gas burner. Decorative coving, two moulded ceiling roses with light points, double radiator with thermostat, single radiator with thermostat, dado rail, television aerial point and oak wood strip flooring. Double opening doors with bevelled glass inserts to the Dining Room.

DINING ROOM

3.38m X 3.20m (11'1" X 10'6")

Moulded ceiling rose with light point, decorative coving, dado rail, single radiator with thermostat and oak wood strip flooring. UPVC double glazed double opening French doors with full height double glazed window to each side to the Conservatory.



LIVING ROOM FIREPLACE



CONSERVATORY

3.20m X 3.05m (10'6" X 10'0")

UPVC double glazed conservatory set on a brick built base with a pitched polycarbonate roof and double opening French doors to the rear garden. Ceramic tiled floor, ceiling fan with light point, power points and radiator with thermostat.



BREAKFAST KITCHEN

4.37m X 3.48m (14'4" X 11'5")

Fitted with a modern range of base and wall level units incorporating drawers, cupboards, two glazed cabinets with display spotlighting and glass shelving, corner shelving and laminated wood effect worktops incorporating a breakfast bar area. Inset one and a half bowl stainless steel sink unit and drainer with mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Fitted four-ring AEG gas hob with extractor above and built-in AEG electric double oven and grill. Integrated AEG microwave. Built-in fridge/freezer. Integrated dishwasher. Three UPVC double glazed windows overlooking the rear and side gardens, coved ceiling, recessed ceiling spotlights, double radiator with thermostat, television aerial point, telephone point and tiled floor.



UTILITY ROOM

3.56m X 1.50m plus door recess (11'8" X 4'11" plus door recess)

Fitted with a matching range of base units with a beech worktop and Belfast style sink unit with chrome mixer tap. Wall tiling to work surface areas. Wall mounted Vaillant gas fired central heating boiler. UPVC double glazed window, single radiator with thermostat, burglar alarm control pad, coved ceiling, fluorescent strip light, wall mounted central heating and hot water controls, tiled floor and personal door to the Garage.

STUDY

3.35m X 2.57m (11'0" X 8'5")

UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, telephone point, single radiator with thermostat and oak wood strip flooring.

FIRST FLOOR

LANDING

With decorative coving, moulded ceiling rose with light point, smoke alarm, single radiator with thermostat, built-in airing cupboard housing a hot water cylinder and immersion heater with slatted shelving, built-in storage cupboard, and access to part boarded loft space with light point. Doors to the principal bedroom, bedroom two/guest suite, bedroom three and bedroom four.

PRINCIPAL BEDROOM

5.00m X 4.19m (16'5" X 13'9")

Fitted with a range of bedroom furniture incorporating two bedside cabinets and a corner dressing table with drawer units and cupboard. UPVC double glazed French doors with full height double glazed windows to each side leading out onto a balcony, coved ceiling, moulded ceiling rose with light point, two UPVC double glazed windows, double radiator with thermostat and burglar alarm control pad. Opening to Dressing Room and door to En-Suite Bathroom.

BALCONY

3.51m X 1.45m (11'6" X 4'9")

DRESSING ROOM

3.07m X 1.70m into wardrobe (10'1" X 5'7" into wardrobe)

Fitted with a range of furniture incorporating three double wardrobes with hanging space and shelving and a bench seat with storage cupboard beneath. UPVC double glazed window overlooking the front, coved ceiling, ceiling light point and single radiator.

EN-SUITE BATHROOM

2.57m X 2.13m overall (8'5" X 7'0" overall)

Well appointed four piece suite in white comprising: panelled bath; pedestal wash hand basin; low level WC; and tiled shower enclosure with canopy style shower. Single radiator with thermostat and towel rail, UPVC double glazed window with obscured glass, tiled display shelf, electric shaver point, extractor fan, coved ceiling, ceiling light point and part-tiled walls to dado rail height.

BEDROOM TWO

3.45m X 3.51m plus recess (11'4" X 11'6" plus recess)

With two UPVC double glazed windows overlooking the rear garden, coved ceiling, ceiling light point, single radiator with thermostat and two built-in double wardrobes with hanging space and shelving. Door to En-Suite Shower Room.

EN-SUITE SHOWER ROOM

Well appointed three piece suite in white comprising: tiled shower enclosure with canopy style shower; wall mounted wash hand basin; and low level WC. Part-tiled walls to dado rail height, single radiator with thermostat, towel rail, coved ceiling, two recessed ceiling spotlights, extractor fan and UPVC double glazed window with obscured glass.

BEDROOM THREE

3.73m X 2.74m (12'3" X 9'0")

Two UPVC double glazed windows overlooking the front, coved ceilings, ceiling light point, single radiator with thermostat and built-in double wardrobe with hanging space and shelving.

BEDROOM FOUR

3.73m X 2.72m max (12'3" X 8'11" max)

Two UPVC double glazed windows overlooking the rear, coved ceiling, ceiling light point, single radiator with thermostat and built-in double wardrobe with hanging space and shelving.

FAMILY BATHROOM

2.64m X 2.13m (8'8" X 7'0")

Well appointed three piece suite comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin; and low level WC. Fully tiled walls, UPVC double glazed window with obscured glass, tiled display shelf, extractor fan, two recessed ceiling spotlights, electric shaver point and single radiator with towel rail.

OUTSIDE

The property forms part of a small cul-de-sac of just seven individually designed houses. To the front there are neatly laid lawns with well stocked shrub borders and mature trees, with a block paved driveway and turning area leading to a double garage. A gated pathway at the side provides access to a vegetable garden with paved pathways and cooking apple tree.

REAR ELEVATION



REAR GARDEN

To the rear and side there are extensive lawned gardens enclosed by wooden fencing and established hedging with a variety of shrubs and mature trees. There is a large Indian stone paved patio enjoying French doors from the conservatory and the living room with a brick built barbecue. A stepping stone pathway leads to a timber decked seating area and summer house.



DOUBLE GARAGE

5.16m X 5.13m overall (16'11" X 16'10" overall)

With two up and over garage doors, gas meter, cold water tap, electricity meter and electrical consumer boards, two fluorescent strip lights, UPVC double glazed window with obscured glass, UPVC double glazed door to outside, power points and personal door to Utility Room.

DIRECTIONS

From Chester proceed out of the city over the Grosvenor Bridge to the Overleigh roundabout and take the second exit along the Wrexham Road passing the Chester Business Park. At the roundabout take the third exit onto the A55 North Wales Expressway. Follow the A55 towards Conwy and after the Rhualt Hill take exit 27A signposted Denbigh A525. Follow the A525 into St. Asaph and at the mini roundabout, adjacent to the Cathedral, turn right into Mount Road. Follow Mount Road and after the right hand bend, turn right into Oak Lane. Oak Close will then be found on the left hand side and the subject property will be found towards the top of the cul-de-sac.

From Denbigh, take the A525 St. Asaph/Rhyl road. Proceed through the traffic lights at Trefnant and follow the road for a further two and a half miles until reaching St. Asaph. At the roundabout adjacent to the Cathedral proceed straight ahead onto Mount Road. Follow the road after after the right hand bend take the turning right into Oak Lane. Oak Close will then be found on the left hand side after a short distance.



AGENT'S NOTE

* All mains gas, electricity, water and drainage services are connected.

* Council Tax Band H - Denbighshire County Council

VIEWINGS

By arrangement with the Agent's Chester office 01244 404040.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who

purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244

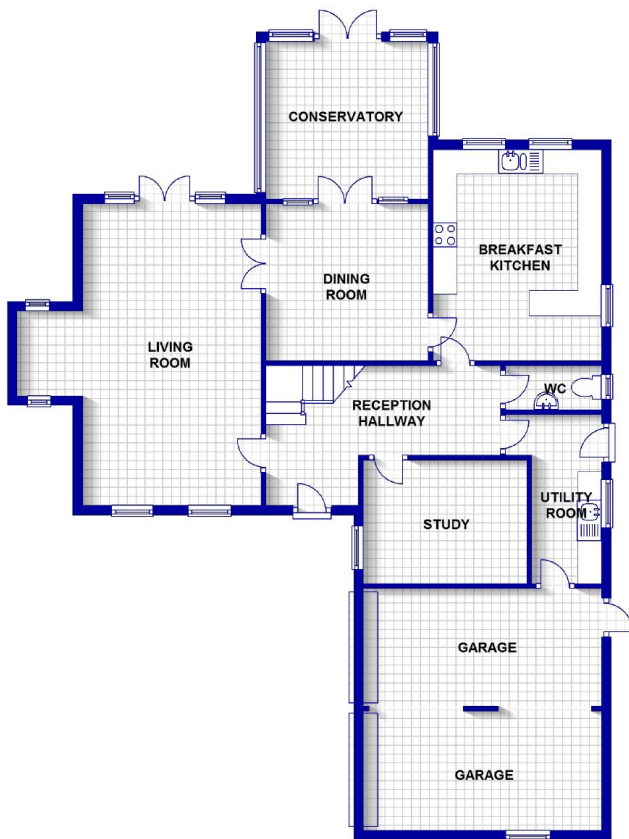
401440/David.adams@cavendishrentals.co.uk

PJS/SG

FLOOR PLANS

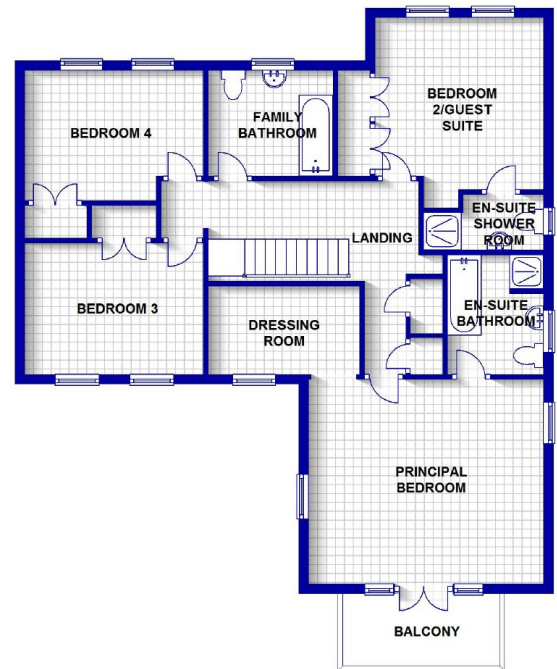
GROUND FLOOR

APPROX. 118.3 SQ. METRES (1273.3 SQ. FEET)



FIRST FLOOR

APPROX. 98.2 SQ. METRES (1056.6 SQ. FEET)



TOTAL AREA: APPROX. 216.5 SQ. METRES (2329.9 SQ. FEET)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

