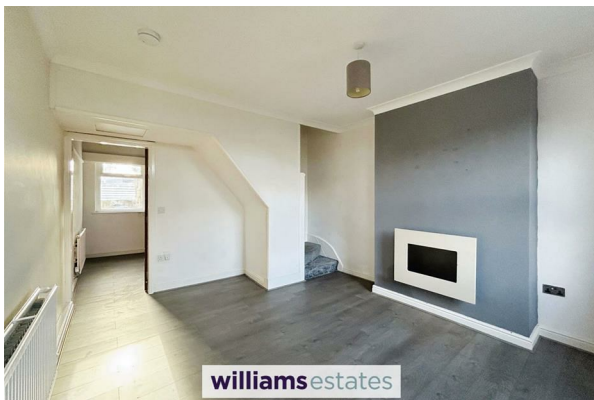


williams estates



**1 Caradoc Terrace, St. Asaph,
Denbighshire, LL17 0NF**

£115,000

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EPC - E51 Council Tax Band - B Tenure - Freehold

Caradoc Terrace, St. Asaph

2 Bedrooms - House - Terraced

Available with No Onward Chain is this Two Bedroom End of Terrace House situated within the much sought after location of St Asaph. Being within walking distance to local shops and many other amenities the high street has to offer, also being within close proximity to local schools and St Asaph Cathedral. The property sits closely to the A55 expressway providing transport links along the North Wales Coast and beyond. An Ideal First Time/Investor Buy! EPC E 51

Accommodation

Access via a timber front door leading into the ;

Living Room

14'9" x 12'0"

Having lighting, power points, two radiators, wall mounted electric fire, uPVC double glazed window to the front, stairs to the first floor and a door leading into the ;

Dining Room

10'9" x 9'5"

Having feature beamed ceilings, recessed fire place, radiator, built in storage cupboards, a uPVC double glazed window to the rear and a opening into the ;

Kitchen

7'8" x 7'1"

Fitted with a range of wall, drawer and base units with complementary worktops over, stainless steel sink with mixer tap over, void for freestanding cooker, void for tall-standing fridge-freezer, void and plumbing for washing machine, uPVC double glazed window to the side, uPVC double glazed door providing access to the rear yard and a door providing access into the ;

Bathroom

Comprising a three-piece suite including a panel bath with wall mounted shower over, low flush WC, pedestal hand wash basin, wall mounted central heating boiler, in-built storage cupboard, lighting, radiator and an obscure double glazed window to the side.

Stairs to First Floor Landing

Having lighting and doors off.

Bedroom One

11'8" x 11'0"

Having lighting, power points, radiator, in-built storage cupboards and a uPVC double glazed window to the front.

Bedroom Two

11'1" x 9'5"

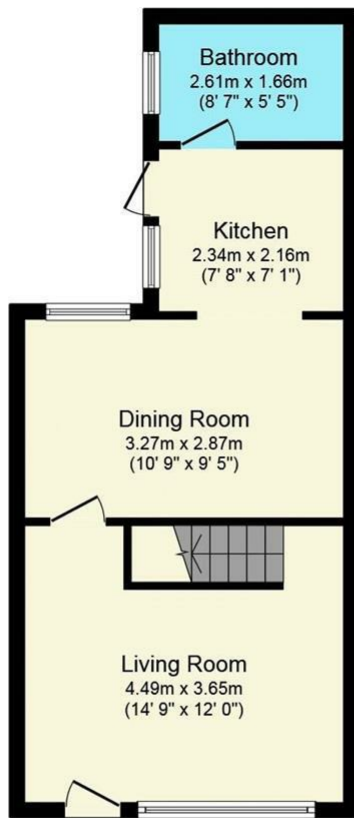
Having lighting, power points, radiator, in-built storage cupboards and a uPVC double glazed window to the rear.

Outside

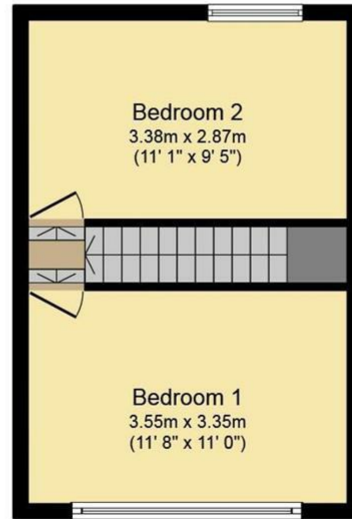
The property is approached via a singular wrought iron gate providing access into the front yard. The front yard is entirely paved for ease of maintenance.

To the rear the property benefits from a small yard which is enclosed by a half-level brick wall with a single wrought iron gate.





Ground Floor



First Floor

Total floor area 71.9 m² (774 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417

Denbigh@williamsestates.com

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.