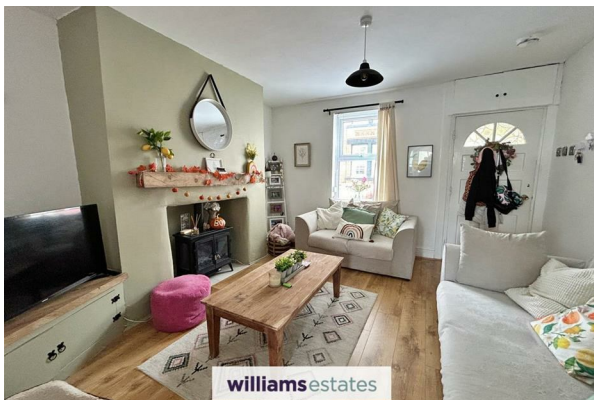


williams estates



**4 Glanrafon Terrace Lower Street, St.
Asaph, Denbighshire, LL17 0SF**

£127,000

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EPC - D66 Council Tax Band - B Tenure - Freehold

Lower Street, St. Asaph

1 Bedrooms - House - Terraced

Williams Estates are pleased to market For Sale this One Bedroom Terraced Cottage situated within the much favoured City of St Asaph. Gorgeously presented throughout and being just a stones throw away from the walk path leading alongside River Elwy. With local amenities including schools, shops and eateries all on your doorstep, this property is perfect if you are looking to purchase your First Home! EPC Rating D 66.

Accommodation

Access via a uPVC double glazed door leading into the ;

Porch

An ideal coat and shoe storage facility providing access into the ;

Living Room

12'7" x 12'7"

Having lighting, power points, radiator, feature recessed fire place with inglenook shelf and a uPVC double glazed window to the front.

Kitchen

9'10" x 8'4"

Having a range of wall, drawer and base units with complementary worktops over, tiled splashbacks, wall mounted central heating boiler, void for washing machine, integral cooker with electric hob over, void for fridge, under-the-stairs storage cupboard, power points, lighting, radiator, double glazed door and window to the rear garden and stairs leading to the first floor.

Bedroom

12'7" x 12'7"

Having lighting, power points, radiator and a uPVC double glazed window looking out to the front elevation.

Bathroom

9'7" x 7'10"

Fitted with a panel bath with mixer tap over and wall mounted shower above, pedestal hand wash basin, low flush WC, tiled floors, partially tiled walls, lighting, in-built storage cupboard and a timber framed double glazed window to the rear.

Outside

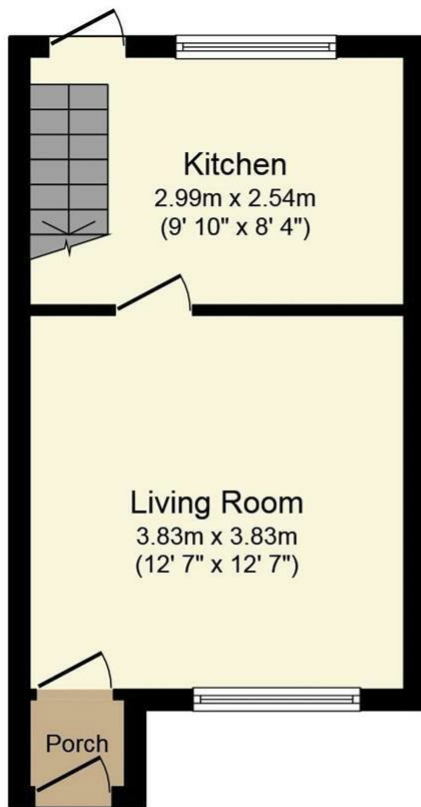
To the front the property benefits from a small garden area and a concreted path to the accommodation.

To the rear, the property is low maintenance being primarily laid with stone chippings with a raised paved patio area creating the ideal spot for outdoor dining and entertaining. Entirely enclosed by timber fencing for privacy.

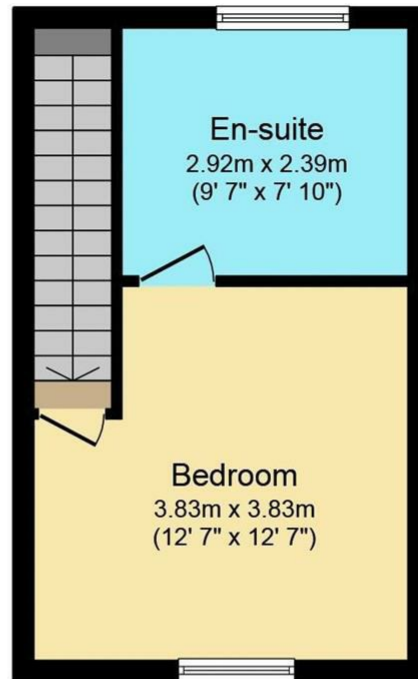
Directions

On entering St Asaph from Rhyl, proceed over the bridge and turn left onto Lower Street, you will find the property on your left hand side.





Ground Floor



First Floor

Total floor area 50.5 m² (544 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			89
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(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.