



williams estates



**60 Roe Parc, St. Asaph, Denbighshire,  
LL17 0LD**

**£200,000**

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**EPC - D58 Council Tax Band - C Tenure - Freehold**

# Roe Parc, St. Asaph

## 3 Bedrooms - Bungalow - Semi Detached

A modern three bedroom semi-detached dormer bungalow. Situated in a sought after location being close to local schools, shops, restaurants and access onto the A55 which provides links to Llandudno and Chester. The property is situated on a spacious plot offering gardens to the front and rear, off road parking and garage. Viewing highly recommended. EPC Rating D58.



### Description

A modern three bedroom semi-detached dormer bungalow in a quiet cul de sac, located in lower St Asaph, which offers a variety of local schools, shops, restaurants and access onto the A55 which provides links to Llandudno, Chester and motorway links. The property is situated on a spacious plot offering gardens to the front and rear, off road parking and garage. Viewing highly recommended. EPC Rating D58.

### Accommodation

Attractive double timber and glass panel doors lead to:

#### Entrance Porch

Tiled flooring, gas central heating boiler and lighting with glass panelled doors into:

#### Hall

A spacious hall with radiator, power points and stairs off. Double glass panel doors lead into

#### Lounge

16'7" x 12'0" (5.05 x 3.66)

A great size room with feature fireplace with inset electric fire, a large uPVC window to the front elevation, power points, radiator and double timber and glass panel doors into:

#### Dining Room

12'0" x 11'0" (3.66 x 3.35)

Having radiator, power points and good size inset storage cupboard

#### Kitchen

13'8" x 7'6" (4.17 x 2.29 (4.16 x 2.28))

Having a range of modern wall, drawer and base units with surfaces over, integral glass fronted electric oven and integral ceramic hob and an overhead electric extractor hood. single stainless steel sink with mixer tap, quality tiled splashbacks, power points, and plumbing for a dishwasher and tiled flooring, plumbing for a washing machine and void for fridge and freezer. uPVC double glazed window to the rear elevation and uPVC double glazed sliding patio doors to the rear garden.



## Inner Hall

With glass light, inset lighting and double radiator.

## Ground Floor Bedroom

12'9" x 10'5" (3.89 x 3.18 (3.88 x 3.17))

Having dual aspect uPVC windows to the rear and side elevation, power points, radiator and inset lighting

## Bathroom

10'10" x 10'0" (3.30 x 3.05)

A modern suite in white comprising of a four piece suite, low flush W.C, pedestal washbasin, panelled bath and separate curved shower enclosure, ½ tiled walls, radiator, tiled flooring, extractor fan, and obscure uPVC double glazed windows to the side elevation.

## First Floor Landing

with doors off

## Bedroom One

13'3" x 8'4" (4.04 x 2.54)

Having inset wardrobes, offering ample hanging and shelving space, radiator, power points and uPVC double glazed window to the rear elevation

## En Suite

5'2" x 4'11" (1.57 x 1.50)

In white comprising low flush w.c, wash basin set in vanity unit, power points and extractor fan

## Bedroom Three

15'7" x 8'7" (4.75 x 2.62)

Having velux window to the side elevation, power points, radiator, ample eaves storage and radiator

## Detached Garage

15'10" x 7'0" (4.83 x 2.13)

With up and over door, electric, water and dual aspect double glazed windows to the side elevation

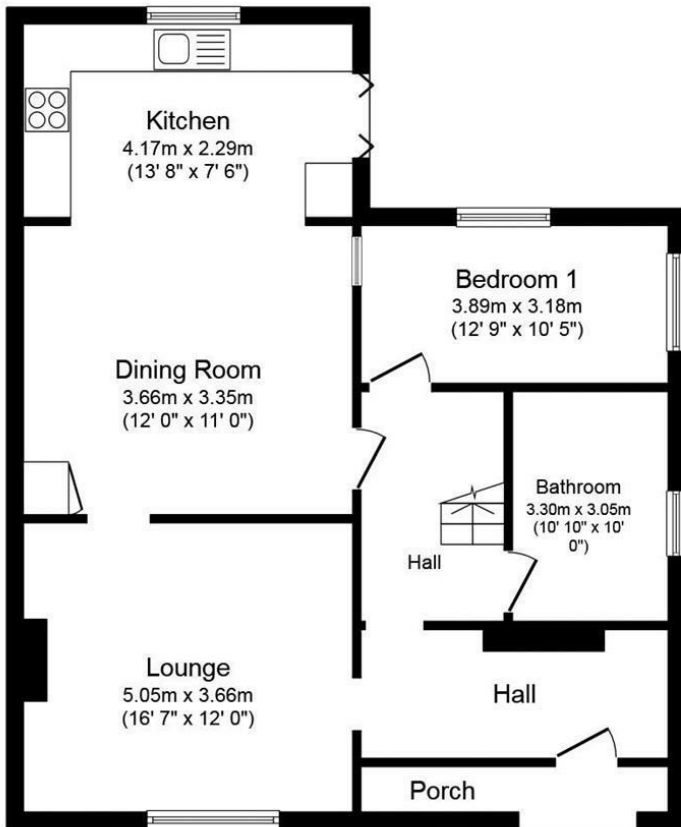
## Outside

The south facing front of the property is approached via a good size driveway providing ample off street parking which leads to the sunny rear garden which is mainly laid to lawn and bounded by fencing of offering privacy. Further benefits include outside lighting, water supply and greenhouse

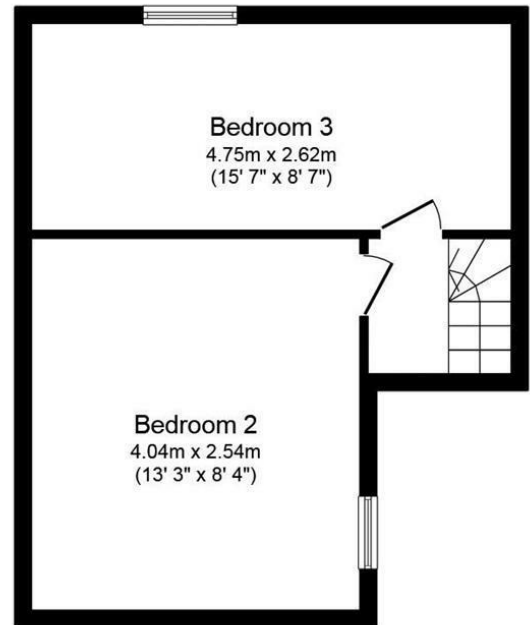
## Directions

Proceed from our Denbigh Office to St Asaph. Continue down St Asaph High Street to the roundabout and take the second exit off. Continue to the main roundabout and again take the second exit off, onto the expressway, with the Talardy Hotel adjacent. Take the immediate right hand lane and right hand turning, across the expressway into Roe Parc. On entering Roe Parc take the first right turning and proceed along and No 60 is on the left hand side by way of the For Sale sign.





**Ground Floor**



**First Floor**

Total floor area 110.3 sq.m. (1,187 sq.ft.) approx

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

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.