



**6 Llys Hen Reilffordd, St. Asaph,
Denbighshire, LL17 0FG**

£240,000

 2  3  1  B

EPC - B84 Council Tax Band - C Tenure - Freehold

Llys Hen Reilffordd, St. Asaph

2 Bedrooms - House - Semi-Detached

No Onward Chain!! - A recently new build, semi-detached house located on the Maes Yr Haul estate in St. Asaph. The Ashton style property offers the perfect buy for first time buyers/ investors. Offering a spacious lounge, kitchen/diner being the hub of the home, downstairs cloakroom, two bedrooms, master with en-suite and family bathroom. French doors from the kitchen open out to the rear garden and patio area, great for Al-Fresco dining. Further benefits include double glazing, gas central heating and high specification upgrades since purchasing. Viewing is highly recommended to appreciate. EPC Rating B84.



Description

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.

Its proximity to the A55 also means it has excellent transport links to larger cities such as Chester and Liverpool.

Offering primary and secondary schools, Cathedral, River Elwy, variety of restaurants and cafes, Tweedmill outlet, leisure centre and a range of convenience shops.

Accommodation

Modern composite door leads into:

Entrance Hall

With radiator, power point and accommodation off.

Cloakroom

5'0" x 3'6" (1.52 x 1.07)

A white suite with low flush W.C, pedestal basin, radiator and part tiled walls.

Lounge

15'9" x 12'1" (4.80 x 3.68)

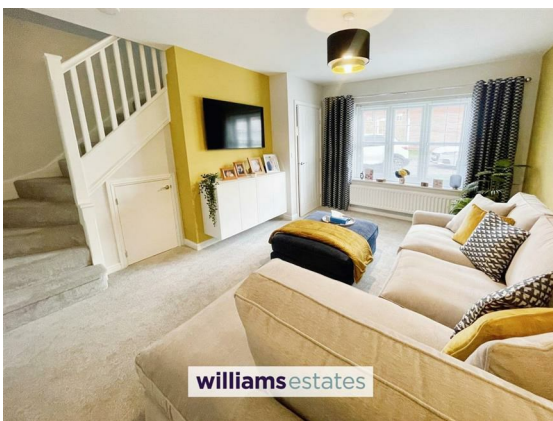
A spacious lounge with under stairs storage, radiator, power points and uPVC window to the front.

Stairs off to first floor accommodation.

Kitchen/Diner

15'0" x 10'10" (4.57 x 3.30)

Offering a range of modern high gloss, wall, drawer and base units with work surfaces over, integrated appliances; fridge freezer, washing machine and oven. Integrated four ring gas hob with extractor hood, double oven, stainless steel sink with bowl and half drainer, inset spotlighting, radiator, power points with USB sockets, uPVC window to the rear and further uPVC French doors gives access to the rear garden.



Landing

With radiator, power point and accommodation off.

Master Bedroom

12'11" x 10'7" (3.94 x 3.23 (3.93 x 3.22))

With a range of fitted wardrobes with sliding doors, storage cupboard housing the central heating boiler radiator, power points with USB sockets and uPVC window to the rear elevation.

En-suite

7'10" x 3'10" (2.39 x 1.17)

A white modern suite with low flush W.C, vanity unit with basin, shower cubicle, heated towel rail, shaver socket and part tiled walls.

Bedroom Two

9'10" x 7'11" (3.00 x 2.41)

Modern fitted wardrobes with sliding mirrored doors, radiator, power points and uPVC window to the front.

Family Bathroom

6'9" x 6'0" (2.06 x 1.83)

A white modern suite with low flush W.C, vanity unit with basin, panelled bath with shower over, radiator, tiled flooring, part tiled walls and uPVC window to the front.

Outside

The property is approached via a good size driveway for ample off road parking and lawn area to the front.

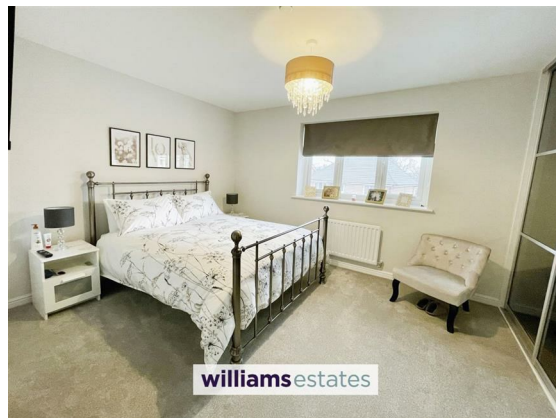
Side access gives way to the rear garden.

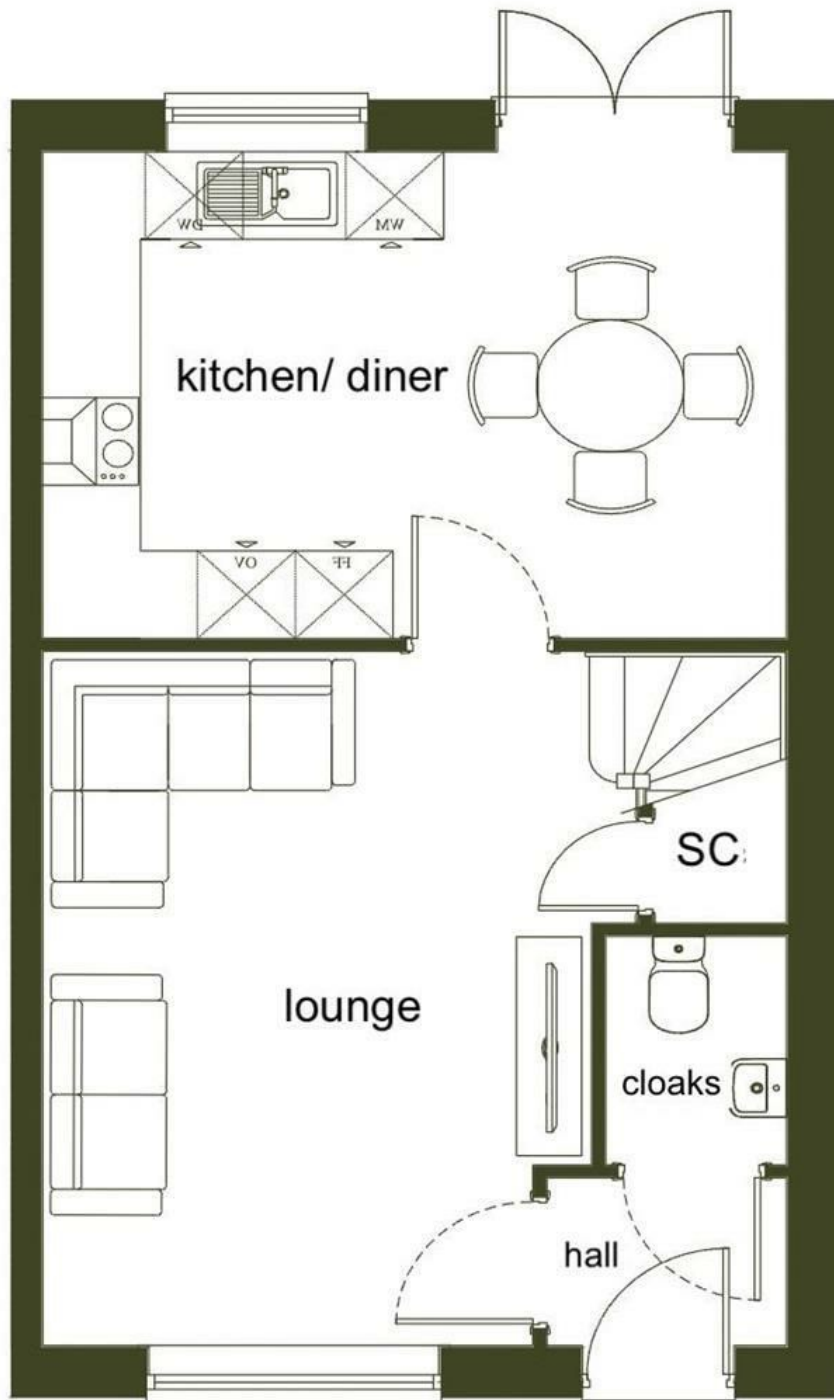
The rear is mainly laid to lawn with a paved patio area and stocked border to the far end, bounded by timber fencing for privacy.

Additional Information

This property benefits from ;

- Internal Sprinkler System
- Partially boarded loft with light & ladder (located in Bedroom Two)
- Driveway to Accommodate for 2 vehicles
- Tap and Power Points Outside.
- A children's playground and communal green with pond across the way.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.