



**12 Rhodfa Tegid, St. Asaph,  
Denbighshire, LL17 0EQ**

**£260,000**



**EPC - null**

**Council Tax Band - C**

**Tenure - Freehold**



# Rhodfa Tegid, St. Asaph

## 2 Bedrooms - Bungalow - Semi Detached

**\*\*No Onward Chain\*\*** - A modern, spacious two bedroom semi-detached bungalow situated on the HM Stanley Development, St. Asaph. High specification throughout, offering a welcoming entrance hall, lounge, kitchen/breakfast room, two bedrooms, one with en-suite and bathroom. Further benefits include parking for two cars, front and rear gardens, new rear garden room/ study with underfloor heating, electric charging point and double glazing. Viewing is highly recommended. 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 front door with double glazed panel adjacent opens into:

#### Entrance Hallway

12'7" x 8'8"

Having coved ceiling, built in storage cupboards, radiator, power points and accommodation off.

#### Living Room

16'7" x 11'8"

Having coved ceiling, feature wall mounted focal point fire, glazed double door opening into the kitchen and double glazed double doors with glazed panels adjacent to the rear garden.

#### Kitchen/Breakfast Room

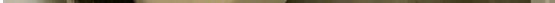
13'3" x 11'8"

Fitted with a range of wall, drawer and base units with complementary worktop surfaces, bowl and a half single drainer sink with mixer tap, plumbing for washing machine, built in Bosch oven with four ring induction hob with extractor hood over, integrated fridge freezer and double glazed window to the front.

#### Bedroom One

10'4" x 10'5"

With radiator and double glazed window to the rear.



### En-suite

Comprising of a shower enclosure, wash hand basin and WC, wall tiling and chrome heated towel rail.

### Bedroom Two

10'5" x 12'9"

With radiator, loft access hatch and double glazed window to the rear.

### Bathroom

Comprising of a panelled bath with mixer shower above, pedestal wash hand basin, WC, complimentary tiling, tiled floor and double glazed window to the front.

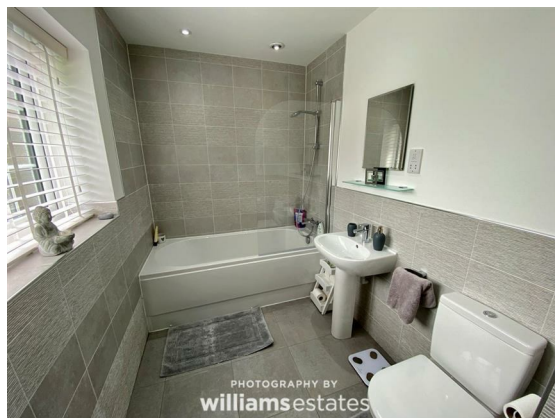
### Outside

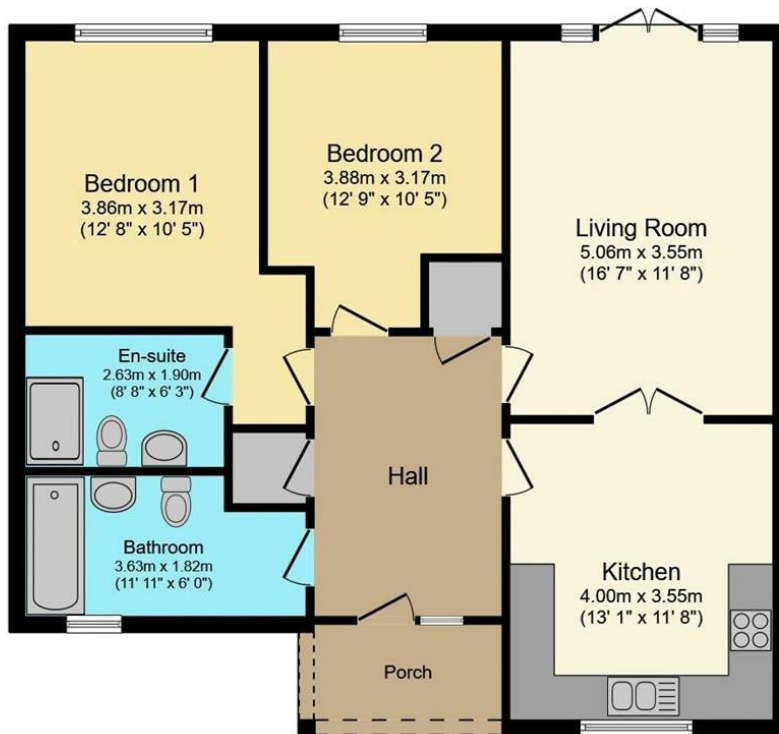
Allocated parking for two vehicles, while a paved pathway leads to the front door. The main garden is laid to lawn and the pathway continues to the rear garden.

The rear garden has been newly renovated with modern paved patio, central artificial grass and borders filled with slate chippings. Bounded by timber fencing for privacy.

### Garden Room/Study

New garden room/ study with under floor heating, power points, double glazed French doors with windows adjacent.





### Floor Plan

Floor area 87.0 sq.m. (936 sq.ft.) approx

Total floor area 87.0 sq.m. (936 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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