

**31 Clwydian Park Crescent, St. Asaph,
Denbighshire, LL17 0BJ**

£265,000



EPC - null

Council Tax Band - D

Tenure - Freehold

Clwydian Park Crescent, St. Asaph

3 Bedrooms - Bungalow - Detached

A well presented, deceptively spacious three bedroom link detached bungalow, located in the sought after address of Clwydian Park Crescent boasts stunning views of the Clywdian Range and a short drive to the A55 expressway providing links to Chester, Manchester and beyond. The accommodation offers living room, kitchen/breakfast room, bathroom, three good sized bedrooms with the added benefits of uPVC double glazing throughout and gas central heating. Outside the property has front and rear lawned gardens enjoying a sunny aspect, driveway providing ample off street parking which in turn leads to the attached garage. Viewing highly recommended. EPC Rating D-60.



Accommodation

UPVc double glazed door leads into:

Entrance Porch

3'3" x 4'5"

Having vinyl flooring and lighting

Hallway

10'3" x 3'0"

Measuring (14" 5' x 2" 11') maximum.

Having power points, radiator, two storage cupboards one with heater beneath, lighting, doors off to further accommodation.

Living Room

16'4" x 11'10"

Having radiator, power points, electric timber fire suite with marble effect, picture rails, television point, corner cupboard, UPVc double glazed window to the front elevation

Kitchen/Breakfast Room

16'10" x 8'6"

Offering modern wall drawer and base units, power points, radiator, void for dishwasher and washing machine, gas four ring hob and cooker, combi boiler, tiled splashbacks, stainless steel sink with mixer tap, inset spotlights, picture rail, vinyl flooring, UPVc double glazed window to the side and rear elevation, obscure UPVc double glazed door leading out to the side elevation.

Bathroom

8'4" x 5'5"

Offering a white suite with W.C, wash hand basin, corner shower, radiator, wall unit, towel rail, tiles to half, vinyl flooring, obscure UPVc double glazed window to the side elevation

Bedroom 1

13'8" x 10'3"

Having power points, radiator, picture rail, UPVc double glazed window to the rear elevation

Bedroom 2

10'9" x 10'0"

Having radiator, power points, picture rail, UPVc double glazed window to the rear elevation

Bedroom 3

10'10" x 8'9"

Having the potential to be a dining room or bedroom, radiator, power points, picture rail, UPVc double glazed window to the front elevation

Front Garden

Offering a good sized driveway for ample off street parking, lawned garden, boarder surrounding with mixed pebbles, side access leading into the rear elevation.

Rear Garden

Offering a lawned garden with patio in the middle for a sitting area, surrounded by mixed pebbles and shrubs in the boarders, timber door offering access to the garage and side access leading to the front of the property.

Garage

Having power and lighting with a timber glazed door leading out to the rear garden.



Directions

From our Denbigh office turn left down Vale Street, take a left turn at traffic lights onto Rhyl Road, continue along the road until you reach the roundabout, take the second exit marked St Asaph and continue straight along this road. Continue straight across the Trefnant crossroads following the road into St. Asaph and turn right into Clwydian Park Avenue. Turn left into Clwydian Park Crescent and Number 31 can be seen on the left by way of our For Sale Board.

Description

A well presented, deceptively spacious four bedroom detached bungalow, located in the sought after address of Clwydian Park Crescent, boasting stunning views of the Clwydian Range. Being a short drive to the A55 expressway providing links to Chester, Manchester and beyond. Trefnant village offers a primary school, local convenience store, public house/restaurant and excellent bus route service. The accommodation comprises entrance hall, lounge, kitchen/ breakfast room, four bedrooms and family bathroom. To the outside, ample off road parking to the front with well maintained gardens to the rear. The flat roof has been completely renovated including boarding and rubber system. The attic has been fully boarded out with lighting and power sockets and has a pull down stair system. EPC C73

Accommodation

Double glazed door leads into:

Entrance Porch

Having power and flooring

Entrance Hallway

14'5" x 2'11"

Having power points, radiator, two storage cupboards and doors off to further accommodation.

Lounge

16'4" x 11'10"

With double glazed window to the front elevation, power points and radiator.

Kitchen / Breakfast Room

16'10" x 8'6"

Offering modern wall, drawer and base unit with work surfaces over, plumbing for dishwasher and washing machine, gas four ring hob, stainless steel sink with mixer tap, inset spotlights, picture rail, dual aspect double glazed windows to the side and rear elevation and double glazed door leading out to the side elevation.

Utility

Having void for freestanding washing machine, dryer, and fridge freezer, power points, lighting and a uPVC double glazed door leading into the rear garden.

Family Bathroom

8'4" x 5'5"

In white a three piece suite with low flush W.C, wash hand basin, panelled bath with shower over, radiator, towel rail, tiles to half and obscure double glazed window to the side elevation

Bedroom One

13'8" x 10'3"

Having power points, radiator, double glazed window to the rear elevation enjoying views of the garden

Bedroom Two

10'9" x 10'0"

Having radiator, power points, double glazed window to the rear elevation

Bedroom Three

10'10" x 8'9"

Having the potential to be a dining room or bedroom, radiator, power points and double glazed window to the front elevation

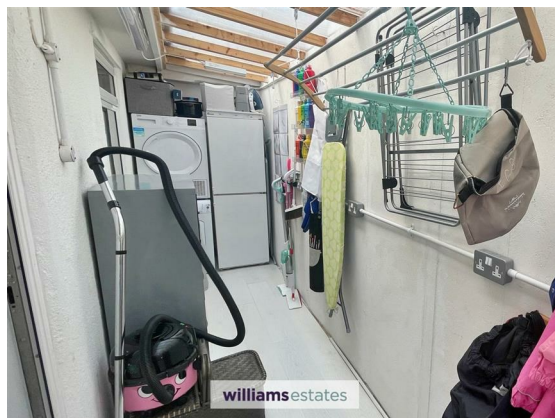
Bedroom Four

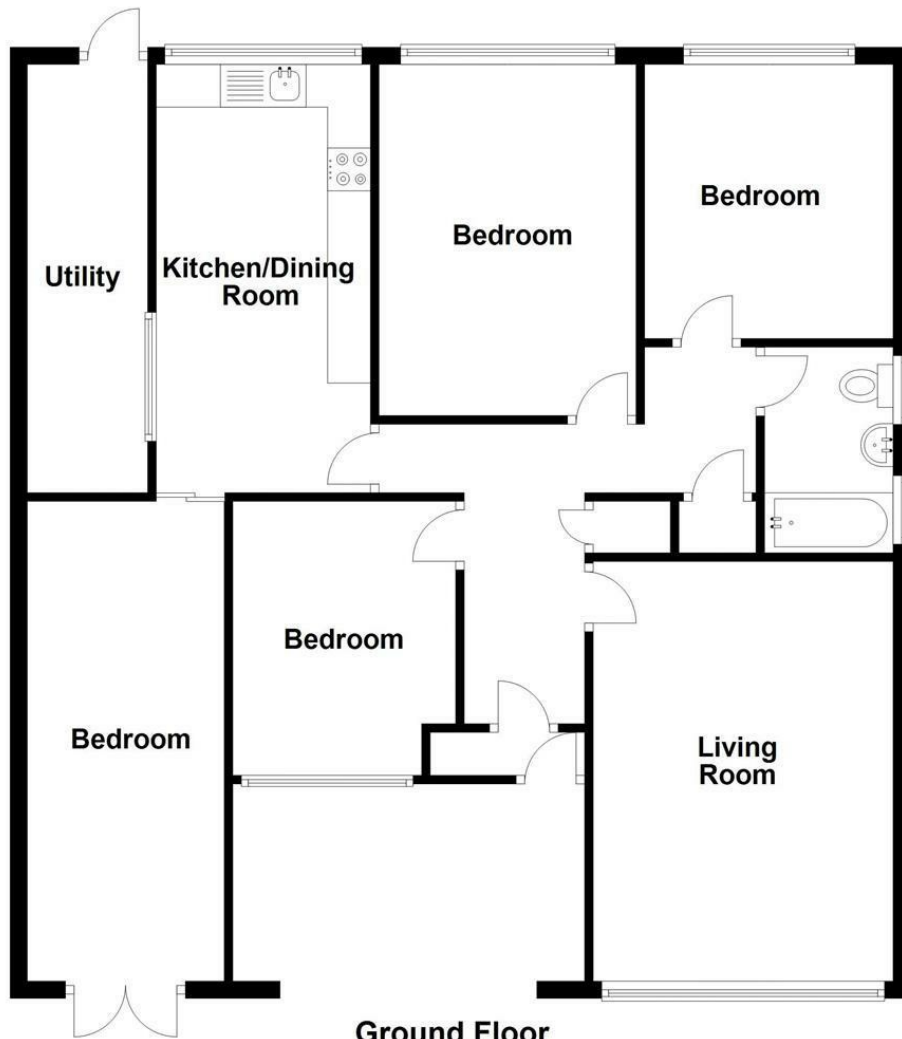
17'1" x 8'0"

Having power points, lighting and uPVC double glazed patio doors leading out to the front.

Outside

Having a good sized driveway for ample off street parking, lawned garden, border surrounding and side access leading into the rear elevation. Being lawned, offering a sunny aspect and bounded by fencing offering privacy.






Ground Floor

Approx. 108.1 sq. metres (1163.9 sq. feet)

Total area: approx. 108.1 sq. metres (1163.9 sq. feet)

Energy Efficiency Rating

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