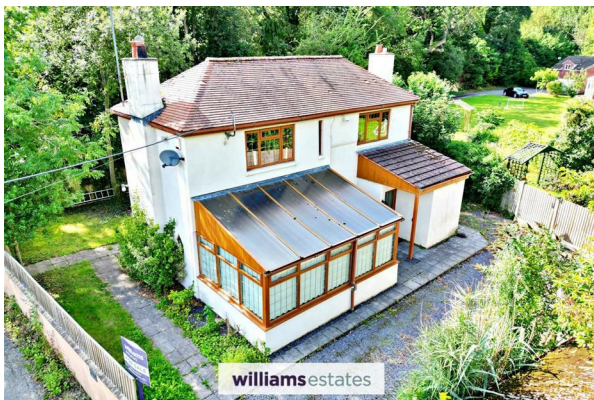


# williams estates



**Millstream Cottage Mill Street, St.  
Asaph, Denbighshire, LL17 0SP**

**£260,000**

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**EPC - E52 Council Tax Band - D Tenure - Freehold**

# Mill Street, St. Asaph

## 2 Bedrooms - House - Detached

VIDEO TOUR AVAILABLE... Available for sale a delightful well presented two bedroom detached cottage situated in the cathedral city of St Asaph which boasts local schools, shops, pubs, restaurants and Leisure centre. The sunny rear cottage garden being a feature great for Alfresco dining with the added benefit of off road parking and situated in a stunning area being within walking distance of the river Elwy. EPC E52.

### Description

A delightful well presented two bedroom cottage situated in a stunning position close to the river Elwy offering fabulous walks along the river and being close to the A55 Expressway.

To the ground floor of the property comprises of a utility room and off is a cloakroom with W.C, Spacious modern kitchen which leads into the living room with stunning marble flooring and a conservatory.

To the first floor is two spacious bedrooms both with modern en suite's. To the outside there is a low maintenance front area that provides ample off road parking. The rear garden has a private, sunny aspect comprising of lawned garden with a patio and decked areas great for Alfresco dining.

### Accommodation

A covered porch with lighting and uPVC door leading into:

#### Hall

With tiled floor.

#### Utility room

5'3" x 5'4"

With tiled floor, work surface, void for washing machine and tumble drier. Door leads to:

#### Downstairs Cloakroom

With tiled floor, low flush w.c, and wash basin with mixer tap.

#### Kitchen

13'7" x 12'0"

A modern fitted kitchen in cream with wall, drawer and base units, work surfaces over, centre island, stainless steel sink with mixer taps, integrated fridge and freezer, range gas cooker, power points, tiled floor and uPVC window to the rear giving open views.

#### Living Room

13'9" x 13'1"

With tiled flooring, radiator, power points, under stairs storage, modern feature fireplace and uPVC French doors leading to the garden.

#### Conservatory

16'4" x 10'3"

With dual aspect uPVC double glazed windows, radiator, power points and tiled flooring.

#### Landing

Having double glazed window to the front elevation

#### Bedroom One

13'8" x 13'3"

With dual aspect uPVC double glazed windows to front and rear elevation, radiator and power points.

#### En Suite

With shower cubicle, tiled walls, low flush w.c, wash hand basin inset lighting and extractor fan.

#### Bedroom Two

12'4" x 14'0"

With dual aspect uPVC double glazed windows to front and rear elevation, radiator and power points.

#### En Suite.


A white suite comprising low flush w.c, panelled bath with shower over, wash basin, half tiled walls, inset lighting and extractor fan.

#### Outside

On approaching the property there is a low maintenance front area that provides ample off road parking. The rear garden has a private, sunny aspect comprising of lawned garden with a patio and decked areas great for Alfresco dining



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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	

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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.