

FREEHOLD



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House - Semi-Detached

# NYTHFA MOUNT ROAD, ST. ASAPH, DENBIGHSHIRE, LL17 0DD

Asking Price

# £295,000

## FEATURES

- Three Bedroom Semi-Detached House
- Prime Position in St Asaph City
- Close to Local Amenities & A55 Expressway
- Ideal for Families
- Ample Off Street Parking
- Immaculately Presented Throughout



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# 3 Bedroom House - Semi-Detached located in St. Asaph

Positioned within a prime spot of the much favoured City of St Asaph is this beautifully presented Three Bedroom Semi-Detached Family Home. Being within walking distance to many of the local amenities including schools, high street shops and St Asaph Cathedral. Immaculately presented throughout, the property is suited for families with its great sized living spaces and gardens! Internal Viewing is Highly Encouraged! EPC Rating D64

Call us on

**01745 817417**

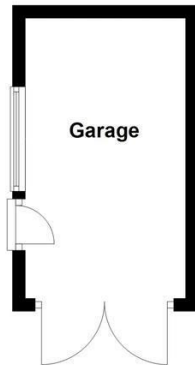
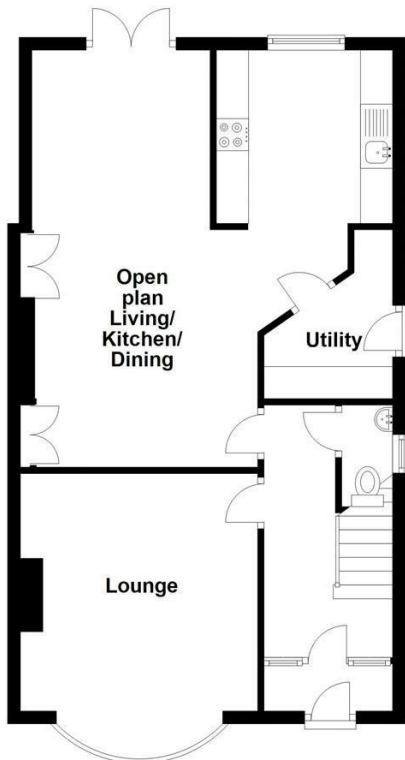
[denbigh@williamsestates.com](mailto:denbigh@williamsestates.com)

**Council Tax Band**

**D**

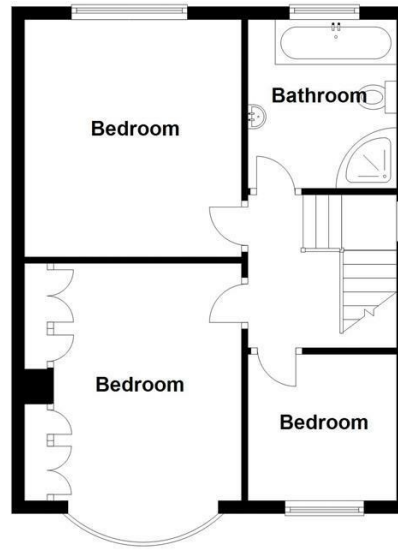
## Ground Floor

Approx. 70.5 sq. metres (758.9 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 114.4 sq. metres (1231.3 sq. feet)

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	

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.

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