



**42 Rhodfa Glenys, St. Asaph,
Denbighshire, LL17 0DW**

Offers Over £285,000

 2  2  2  D

EPC - D66 Council Tax Band - D Tenure - Freehold

Rhodfa Glenys, St. Asaph

2 Bedrooms - House - Detached

Situated in a quiet cul-de-sac position is this gorgeously presented two bedroom detached dormer bungalow. Internally, the property offers a modern kitchen with integrated appliances, two modern bath/shower rooms, two reception rooms and two double bedrooms. Externally, the property boasts a large frontage with plenty of space for parking and a large rear garden. Being within close proximity to local schools, shops, cafes and ample other amenities and within easy access to the A55 Expressway providing links along the North Wales Coast, Chester and Beyond. Internal Viewing is Highly Encouraged. EPC Rating D66



Accommodation

Access via a uPVC double glazed door leading into the ;

Entrance Porch

Having a uPVC double glazed window to the front, ample space for shoe/coat storage and a door into the ;

Inner Hallway

Having lighting, power points, radiator, under-the-stairs storage cupboard, stairs to the first floor and doors into further accommodation.

Living Room

23'9" x 11'10" (7.24 x 3.61 (7.23 x 3.60))

A great-sized living space ; having lighting, power points, radiator, feature gas fire with hearth and surround, uPVC double glazed window to the front and uPVC double glazed double doors leading into the ;

Conservatory

11'9" x 9'4" (3.58 x 2.84)

Having lighting, power points, radiator, velux window to the rear, uPVC double glazing surrounding and uPVC double glazed double patio doors into the garden

Kitchen

14'7" x 6'5" (4.45 x 1.96 (4.44 x 1.95))

Having a range of modern wall, drawer and base units with worktops over, lighting, power points, radiator, integral BOSCH appliances including ; double oven, four ring gas hob with stainless steel extractor hood above, dishwasher and fridge-freezer, a decorative glass splashback, bowl and a half modern black sink with mixer tap over, a large larder cupboard, a uPVC double glazed window to the rear and a uPVC double glazed door providing access to the rear garden.

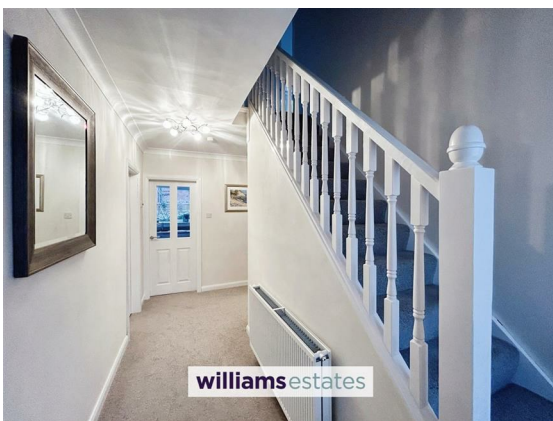
Stairs to The First Floor Landing

Having lighting and doors off.

Bedroom One

13'3" x 13'0" (4.04 x 3.96)

Having lighting, power points, radiator, uPVC double glazed window to the front, a 6ft deep built-in wardrobe and another built in wardrobe.



Bedroom Two

13'7" x 11'10" (4.14 x 3.61)

Having lighting, power points, radiator, uPVC double glazed window to the rear, a built-in 5ft deep full length wardrobe and another built in wardrobe.

Ground Floor Bathroom

9'3" x 5'4" (2.82 x 1.63)

Comprising a low flush WC, vanity hand wash basin, panel bath with mixer tap over, half-level tiled walls, laminated floors, in-set spot lighting and an obscure uPVC double glazed window to the side.

First Floor Shower Room

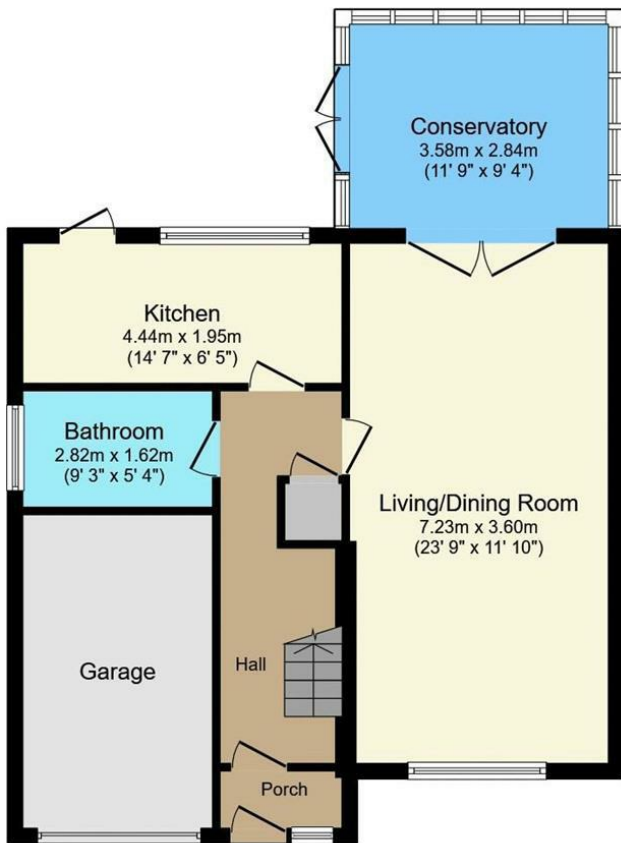
6'1" x 5'5" (1.85 x 1.65)

Fitted with a low flush WC, vanity hand wash basin, tiled walls, walk-in shower enclosure with rainfall shower head, heated towel rail, lighting and a double glazed velux window to the rear.

Outside

The front of the property provides a concrete laid driveway with a slate chipping garden area adjacent. To the rear the property benefits from a paved patio ideal for alfresco dining with the remainder of the garden being laid with lawn and is bound by timber fencing.





Ground Floor

First Floor

Total floor area 119.4 m² (1,285 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 66 | |
| (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 | | |

Call us on
01745 817417

Denbigh@williamsestates.com

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.