

williams estates



**7 Llys Trewithan, St. Asaph,
Denbighshire, LL17 0DJ**

£440,000



EPC - null Council Tax Band - F Tenure - Freehold

Llys Trewithan, St. Asaph

4 Bedrooms - House - Detached

A detached family home sited in a much sought after residential area in the city of St Asaph.

The property briefly affords: Front Porch, Hall, two Reception Rooms, Kitchen/Diner, Rear Lobby, Utility Room & Study/Bedroom five to the ground Floor. To the First Floor is a spacious landing, Family Bathroom and four bedrooms along with an En Suite Shower Room to the Master Bedroom. The property is set on a good sized corner plot benefitting from gardens to the front, side and rear having ornamental pond and decked areas. The property benefits from uPVC double glazing & Gas Central Heating along with solar panels which generates the heating, water and electricity, as well as providing an income stream. EPC Rating D68.

Outer entrance hall

3'4" x 14'0"

uPVC double glazed windows and glazed external door. Tiled floor and glazed door to

Entrance Hallway

radiator, power points and stairs off.

Downstairs Toilet

Downstairs toilet with wash basin and low flush W.C. Storage area and understairs cupboard.

Lounge

14'0" x 18'4"

Log burning stove with Welsh slate base around and decorative panel behind. French doors to the rear garden.

Dining Room

10'6" x 13'10"

Panelled walls, covered radiator, power points and uPVC double glazed windows with French door to outside. Coved ceiling

Study

10'0" x 7'4"

Radiator, power points and coved ceiling.

Kitchen/Diner

14'6" x 9'10"

Recently refitted kitchen to a very high quality by Homeward Bound of Ruthin. Granite work surfaces and Welsh slate floor. Butler sink. Double glazed door to outer patio and gardens. Extractor fan.

Utility room

10'0" x 5'7"

Having floor and wall cupboard space with work surfaces, gas boiler, sink unit, plumbing for washing machine, space for dishwasher and tiled floor. Cat flap. Entrance to:

Studio/Office

19'0" x 10'0"

This former garage was transformed with the help of an architect and a local builder. It is now an attractive room with a roof-light and a side window. There is a separate glass panel entrance at the front of the property and a lockable door from the utility/kitchen. Fully insulated with two radiators.

First Floor Landing -

Having fitted base cupboards with work surface over, airing cupboard with heating controls and roof temperature display, power points, carpet and uPVC double glazed windows to the front.

Family Bathroom

Recently refitted with a large and accessible built-in shower unit, wash basin, wc and heated towel rail. Quality tiles and flooring. UPVC window and extractor fan. Grab rails.

Master bedroom

11'9" x 10'9"

Offering full length fitted wardrobes to one wall, power points, radiator, inset downlighters and uPVC double glazed window. Excellent views of distant hills.

En Suite

With tiled shower cubicle with sliding doors and chrome effect control unit, pedestal wash basin and low flush W.C.

Bedroom Two

12'0" x 10'0"

Having a range of wardrobes to one wall, power points, radiator, coved ceiling and uPVC double glazed window.

Bedroom Three

10'6" x 10'0"

With radiator, power points and upvc double glazed window.

Bedroom Four/ Study

10'2" x 8'0"

With radiator, power points, carpet and uPVC double glazed window and bookshelves.

Outside

Having a block paved front garden providing ample parking for three cars.

Upper Garden

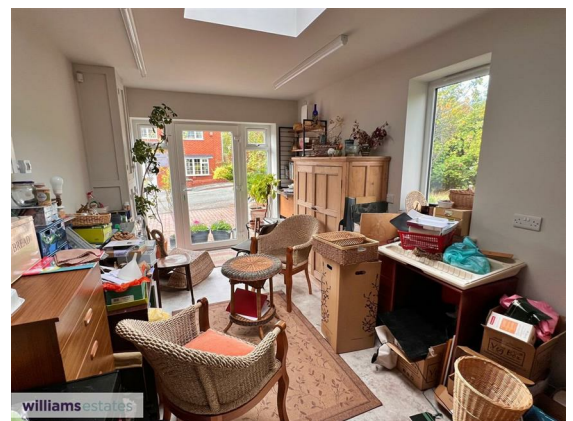
Vegetable garden including some raised beds, ground veggie and flower beds, fruit bushes and fruit trees with grassed area. Composting area. New wooden frame greenhouse and separate shed, both with electricity
Outdoor electric socket. Water butts for water-storage, which has been conducted off the roof of the house and a hose for watering. There is also a mains watering hose. The shed also has a roof- fed water butt.

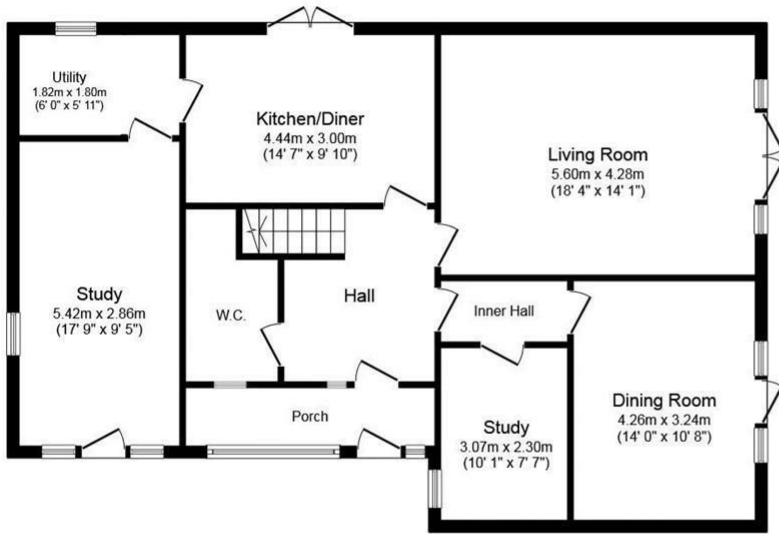
Small Garden

Outside kitchen with covered storage area, potting bench, brick patio and herb garden. Wall mounted hose fitment

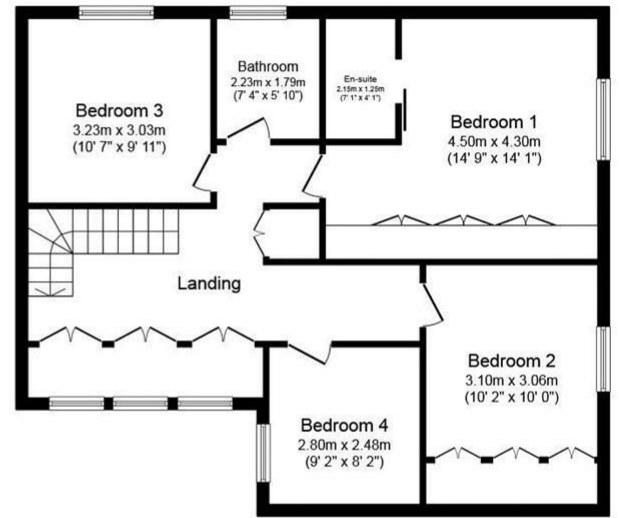
Lower, west facing garden:

Patio outside lounge and dining room with covered sitting space. Pathway to decking with two ponds, a second central pathway. Paved pathway with large flower border to the lower patio which has space for chairs and a built-in coffee table. Weatherproof electricity socket. Wall mounted hose fitment.





Ground Floor



First Floor

Total floor area 182.8 sq.m. (1,967 sq.ft.) approx

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

| 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
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.