



**19 Ashly Court, St. Asaph, Denbighshire,
LL17 0PG**

£200,000



EPC - null

Council Tax Band - C

Tenure - Freehold

Ashly Court, St. Asaph

4 Bedrooms - Bungalow - Detached

NO CHAIN!! **In need of renovation** - A spacious four bedroomed link-detached bungalow situated in a desirable residential area in St. Asaph. Offering entrance porch, hallway, lounge, kitchen, four good size bedrooms and bathroom. To the outside, a larger than average lawned garden with a mixture of fruit trees and ample space, great for entertaining. Further benefits include double glazing, gas central heating, ample off road parking and garage. Viewing is highly recommended. EPC Rating E 43



Description

Situated in the well favoured residential estate of Ashly Court, which boasts a sunny aspect. The property is situated close to local shops, local amenities and local primary and secondary schools within walking distance. A short drive to Denbigh town and easy access to the A55 which provides links to Llandudno and Chester. Simply Must Be Viewed.

Accommodation

Hardwood glazed door leads into:

Entrance Porch

With uPVC windows to the front and side, door off into:

Hallway

With radiators, loft access hatch and further accommodation off.

Lounge

16'11" x 10'4" (5.16 x 3.15)

With a feature fireplace, radiator, power points and uPVC windows to the front and rear elevation.

Kitchen

11'7" x 8'4" (3.53 x 2.54)

Offering wall, drawer and base units with work surfaces over, void for cooker, stainless steel sink, space for fridge freezer, storage cupboard housing the boiler, radiator, power points, uPVC window to the rear and further uPVC door leads to the rear elevation.

Bedroom One

11'0" x 9'9" (3.35 x 2.97)

With radiator, power points and uPVC window to the rear.

Bedroom Two

11'6" x 8'7" (3.51 x 2.62 (3.50 x 2.61))

Having radiator, power points and uPVC window to the rear.



Bedroom Three

10'0" x 7'11" (3.05 x 2.41)

With radiator, power points and uPVC window to the front.



Bedroom Four

11'0" x 7'2" (3.35 x 2.18)

With radiator, power points and uPVC window to the front.

Bathroom

6'10" x 6'7" (2.08 x 2.01)

Offering a white suite with W.C, panel bath, pedestal basin, fully tiled walls, radiator and uPVC obscure window to the front.

Garage

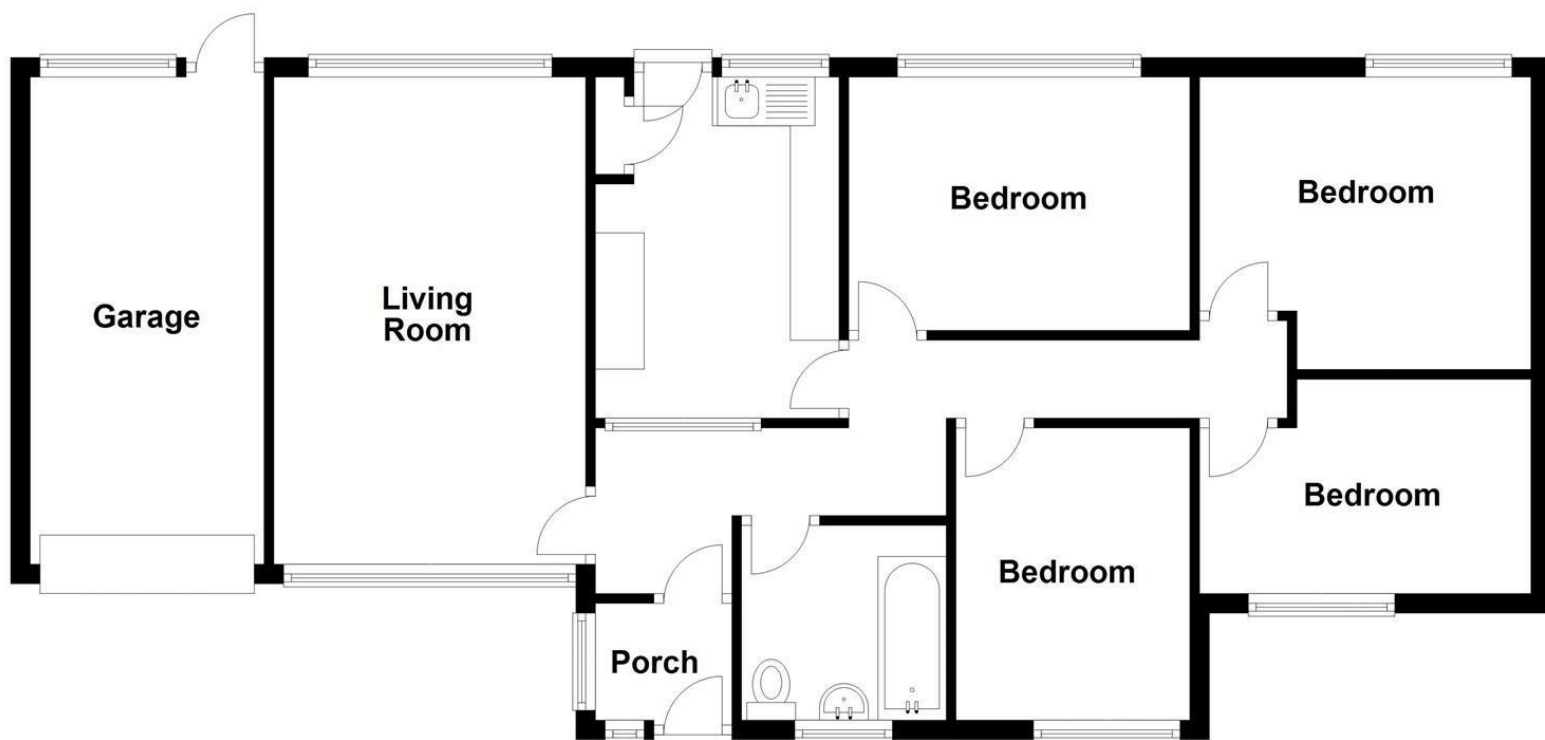
With up and over door, power and lighting.

Outside

The property is approached via a good size driveway for off road parking. Lawn area to the side with pathway giving access to the rear garden.

The rear garden is of good size, being one of the largest on the estate. Offering a range of fruit trees, timber shed, greenhouse, paved patio areas and lawned. Bounded by timber fencing and hedging for privacy.





Ground Floor

Approx. 87.8 sq. metres (945.2 sq. feet)

Total area: approx. 87.8 sq. metres (945.2 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	

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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.