

**49 Roe Parc, St. Asaph, Denbighshire,  
LL17 0LD**

**£299,000**

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**EPC - C75**

**Council Tax Band - D**

**Tenure - Freehold**

# Roe Parc, St. Asaph

## 4 Bedrooms - House - Detached

Video Tour Available... Offered for sale a detached bungalow with a spacious and modern aspect throughout. With the benefits of ample off road parking, gas central heating and uPVC double glazing throughout. Simply must be viewed. EPC Rating C75.



### Description

The property is located in the historic city of St Asaph and being within walking distance of The Talardy and close to all amenities. As well as being with easy access to the A55 Expressway providing road links towards Conwy, Chester and the national motorway network. Briefly the property comprises of two bedrooms to the ground floor, living room/ dining, fitted modern kitchen, utility and bathroom. To the first floor, two further bedrooms and bathroom.

The outside offers a front and rear garden with timber shed, patio area and a driveway for ample off road parking.

Further benefits include uPVC double glazing throughout and gas central heating.



### Accommodation

uPVC double glazed front door giving access into:

#### Entrance Hallway

With under stairs storage cupboard, airing cupboard with radiator, power points, stairs and accommodation off.

#### Kitchen

9'10" x 7'10" (3.00 x 2.39)

Offering a range of wall drawer and base units with work surfaces over, four ring gas hob with extractor hood over, integrated wine cooler and oven, integrated fridge freezer, stainless steel sink with mixer taps, radiator, power points and uPVC double glazed window to the side.

#### Utility

6'9" x 9'3" (2.06 x 2.82 (2.05 x 2.83))

With continued wall, drawer and base units with work surfaces over, stainless steel sink with drainer, integrated dishwasher and washing machine, Worcester boiler, storage cupboard, power points, radiator, part tiled walls, uPVC double glazed window to the side and further uPVC door giving access to the side elevation.



## Living Room

16'11" x 18'4" (5.16 x 5.59)

A spacious living room/ dining area with radiator, power points and uPVC double glazed windows to the front and side.

## Bedroom One

11'10" x 18'4" (3.61 x 5.59)

A good sized master bedroom with radiators, power points and uPVC double glazed windows to the rear.

## Bedroom Two

9'11" x 10'10" (3.02 x 3.30)

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

## Bathroom

6'5" x 5'9" (1.96 x 1.75)

Comprising of a white suite with low flush WC, pedestal wash basin, radiator, panel bath with wall mounted shower head over, fully tiled walls and uPVC obscure window to the side.

## Landing

With a Velux double glazed window and doors off.

## Bedroom Three

18'3" x 9'1" (5.56 x 2.77)

Having radiator, power points, under eaves storage and uPVC double glazed window to the front

## Bedroom Four

10'9" x 9'7" (3.28 x 2.92)

Having radiator, power points, under eaves storage and uPVC double glazed window to the rear.

## Upstairs Bathroom

5'1" x 9'1" (1.55 x 2.77 (1.54 x 2.78))

Having vanity unit with basin and low flush W.C, corner shower enclosure, radiator, inset spotlighting, fully tiled walls, tiled flooring and uPVC obscure double glazed window to the side.

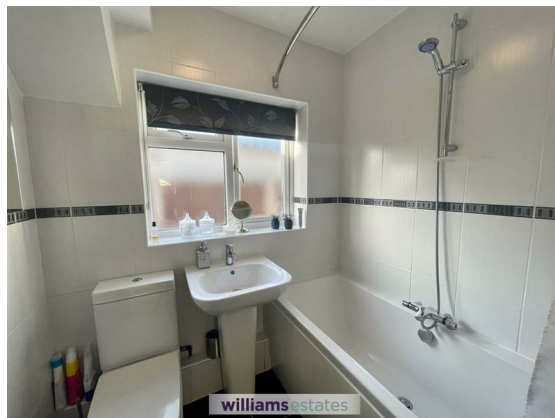
## Outside

The property is approached via a good sized driveway for ample off road parking and lawn area to the front.

The rear garden is mainly laid to lawn with timber shed, paved patio area and side access. Bounded by timber fencing.

## Directions

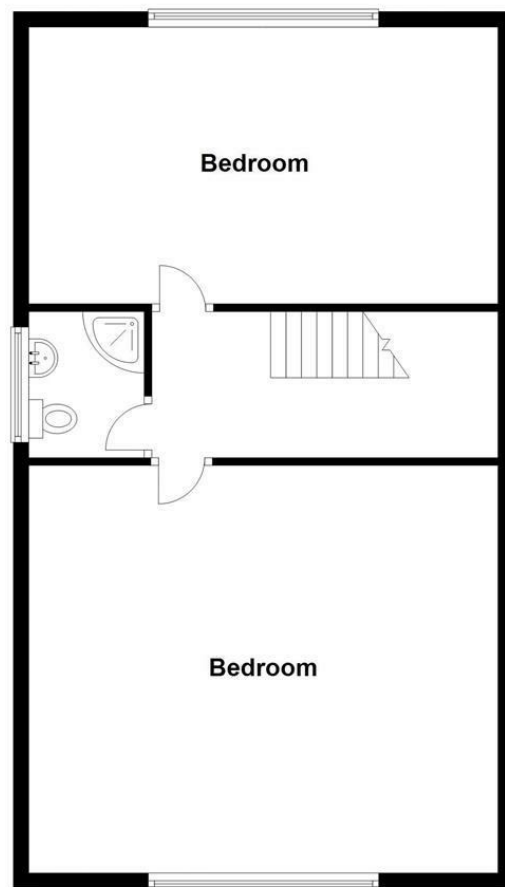
Proceed from our Denbigh Office to St Asaph. Continue down St Asaph High Street to the roundabout and take the second exit off. Continue to the main roundabout and again take the second exit off, onto the expressway, with the Talardy Hotel adjacent. Take the immediate right hand lane and right hand turning, across the expressway into Roe Parc. On entering Roe Parc take the first right turning and proceed along and No 49 is on the left hand side by way of the For Sale sign.





**Ground Floor**

Approx. 86.5 sq. metres (930.7 sq. feet)



**First Floor**

Approx. 67.1 sq. metres (722.3 sq. feet)

Total area: approx. 153.6 sq. metres (1653.0 sq. feet)

**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            | <b>75</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto: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.