

williams estates



**2 Lon Y Gadeirlan, St. Asaph,
Denbighshire, LL17 0FA**

£255,000



EPC - null Council Tax Band - C Tenure - Freehold

Lon Y Gadeirlan, St. Asaph

3 Bedrooms - House - Semi-Detached

A recently new build, semi-detached house located on the Maes Yr Haul estate in St. Asaph. The Marlow style property offers the perfect buy for first time buyers/ family home. Offering a spacious lounge, kitchen/diner being the hub of the home, downstairs cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. French doors from the kitchen open out to the rear garden and patio area, great for Al-Fresco dining. Further benefits include double glazing, gas central heating, electrical vehicle charge point and high specification upgrades since purchasing. Viewing is highly recommended to appreciate. EPC Rating B85.

Description

The city of St Asaph is surrounded by countryside and views of the Vale of Clwyd. It is situated close to a number of busy coastal towns such as Rhyl, Prestatyn, Abergele, Colwyn Bay and Llandudno. The historic castles of Denbigh and Rhuddlan are also nearby. Its proximity to the A55 also means it has excellent transport links to larger cities such as Chester and Liverpool. Offering primary and secondary schools, Cathedral, River Elwy, variety of restaurants and cafes, Tweedmill outlet, leisure centre and a range of convenience shops.

Accommodation

Modern composite door leads into:

Entrance Hall

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

Lounge

16'8" x 10'10"

A spacious lounge with radiator, power points and double glazed window to the front.

Kitchen/Diner

17'10" x 11'3"

Being the hub of the home, offering a range of wall, drawer and base units with work surfaces over, integrated appliances; double oven, four ring electric hob with extractor hood above and dishwasher, Space for tall standing fridge freezer, stainless steel sink with bowl and half drainer, storage cupboard with plumbing for washing machine, radiator, power points, double glazed window to the rear and further French patio doors gives access to the rear garden.

Landing

Power point, double glazed window to the side and accommodation off.

Bedroom One

15'3" x 11'9"

A spacious master with a range of fitted wardrobes, radiator, power points and double glazed window to the front giving stunning views.

En-Suite

7'3" x 3'10"

A white suite with low flush W.C, wash basin, shower enclosure, extractor fan, heated towel rail and part tiled walls.

Bedroom Two

10'5" x 10'2"

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

Bedroom Three

9'1" x 7'6"

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

Bathroom

6'7" x 5'6"

A spacious family bathroom in white, having low flush W.C, wash basin, panelled bath, heated towel rail, extractor fan, storage cupboard, part tiled walls and double glazed window to the front.


Outside

The property is approached via a good size driveway providing off road parking. Lawn area to the front with paved pathway leading to the front door.

The rear garden is mainly laid to lawn with timber gate providing access to the front, bounded by timber fencing for privacy.



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.