



**The Marlow Upper Denbigh Road, St.
Asaph, Denbighshire, LL17 0LW**

£246,995



**EPC - null Council Tax Band - New Build Tenure
- Freehold**

Upper Denbigh Road, St. Asaph

3 Bedrooms - House - Semi-Detached

Williams Estates are proud to advertise For Sale, on behalf of Castle Green Homes, - The Marlow a new build property. Being situated on the Maes Yr Haul development in the sought after location of Upper St. Asaph, surrounded by the scenic North Wales countryside, enjoying spectacular views of the Vale of Clwyd. Having easy access to the A55 expressway and within close proximity of all local schools and amenities. Be sure to speak to our team today and secure your dream home at Maes Yr Haul. **Help To Buy Wales available**



About The Marlow

These delightful homes are ideal for first time buyers or downsizers, a light and airy lounge leads through to an open plan kitchen & dining room with French doors opening out onto the garden at the rear, truly bringing the outside in. Spacious bedrooms are located on the first floor alongside a sleek family bathroom with high quality sanitary ware from a renowned European designer.

About The Development

Nestled between the beautiful banks of the River Elwy and River Clwyd, surrounded by scenic North Wales countryside and a stone's throw from the historic cathedral city of St Asaph, you will find the beautiful new homes of Maes Yr Haul. Surrounded by spectacular views of the Vale of Clwyd, St Asaph is only a short drive from the busy coastal towns of Rhyl, Prestatyn, Abergele, Colwyn Bay, Llandudno and the vibrant city of Chester is only forty minutes away by car.



Ground Floor

Lounge

16'9" x 10'11" (5.11 x 3.33 (5.10 x 3.32))

Kitchen/Diner

17'11" x 11'3" (5.46 x 3.43)

Cloakroom

5'8" x 2'11" (1.73 x 0.89)

First Floor

Master bedroom

15'4" x 11'10" (4.67 x 3.61)

En-suite

7'3" x 3'11" (2.21 x 1.19)

Bedroom Two

10'6" x 10'2" (3.20 x 3.10)

Bedroom Three

9'2" x 7'7" (2.79 x 2.31)

Bathroom

6'8" x 5'7" (2.03 x 1.70)



Notes

Please note all photos are Computer Generated Images from Castle Green.





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.

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