



St. Asaph Denbighshire, LL17 0LW

£315,995



EPC - null Council Tax Band - New Build Tenure -

3 Bedrooms - House - Detached

Selling on behalf of Castle Green Homes, - The Cheltenham 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.



ADDED INCENTIVES

READY TO MOVE INTO SPRING 2024! - TO INCLUDE CARPETS, FLOORING AND TURF TO THE REAR!

ABOUT THE CHELTENHAM

The Cheltenham at Maes Yr Haul, St Asaph is an ideal choice for those looking for open plan living. To the rear of the ground floor you'll find a spacious kitchen & dining room, where French doors open out onto the garden. The separate lounge is a perfect space to relax and unwind after a busy day. Upstairs you'll discover three generous double bedrooms each with their own en suite. An integrated garage and cloakroom complete this spacious home.

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.



St. Asaph

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.

Ground Floor



Lounge

16'7" x 11'4" (5.05 x 3.45)

Kitchen

10'8" x 8'11" (3.25 x 2.72)

Family Dining

15'8" x 12'3" (4.78 x 3.73)

Cloakroom

4'11" x 3'6" (1.50 x 1.07)

First Floor

Master bedroom

11'9" x 11'1" (3.58 x 3.38)

Dressing Area

8'9" x 7'1" (2.67 x 2.16)

En-suite

8'10" x 8'0" (2.69 x 2.44)

Bedroom Two

12'6" x 9'7" (3.81 x 2.92)

En-suite 2

5'11" x 4'9" (1.80 x 1.45)

Bedroom Three

12'1" x 8'10" (3.68 x 2.69)

En-suite 3

8'10" x 5'8" (2.69 x 1.73)

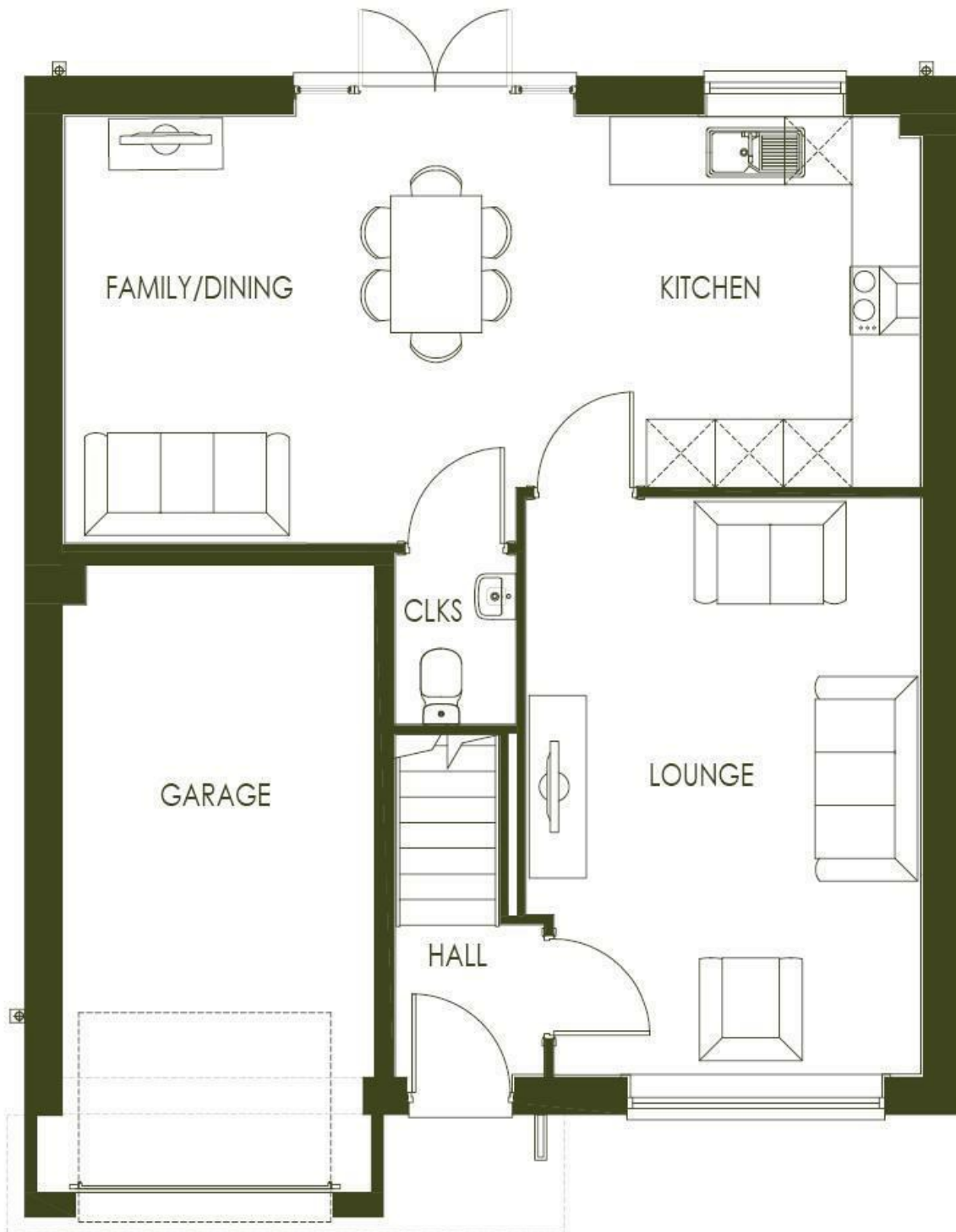
Garage

18'1" x 9'0" (5.51 x 2.74)

Notes

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





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.

williamsestates