



**St. Asaph Denbighshire, LL17 0LW**

**£285,995**



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

# 3 Bedrooms - House - Detached

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



## ABOUT THE STRATFORD

A charming canopy porch welcomes you into this spacious three bedroom home. At the heart of the Stratford is an airy yet practical kitchen/dining area, while the beautiful lounge is the perfect place to relax. The master bedroom boasts an en-suite bathroom and built in storage, whilst two further spacious bedrooms and a sleek family bathroom complete the first floor.

## 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.

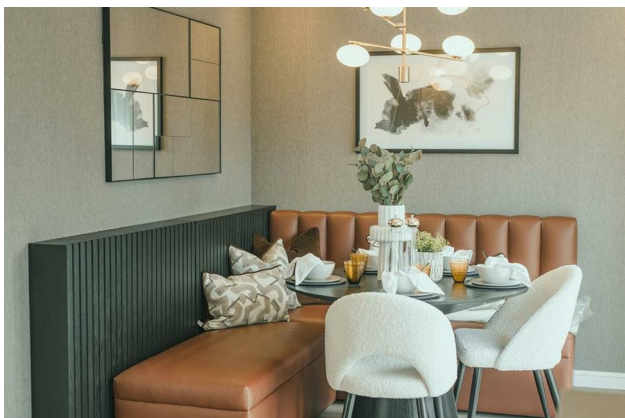
## Ground Floor

### Lounge

15'4" x 11'9" (4.67 x 3.58)

### Kitchen

10'10" x 8'10" (3.30 x 2.69)



### Dining

12'2" x 8'11" (3.71 x 2.72)

### Cloakroom

4'11" x 3'5" (1.50 x 1.04)

### First Floor

### Master bedroom

20'11" x 10'2" (6.38 x 3.10)

### En-suite

8'3" x 3'11" (2.51 x 1.19)

### Bedroom Two

10'10" x 8'11" (3.30 x 2.72)

### Bedroom Three

9'10" x 8'11" (3.00 x 2.72)

### Bathroom

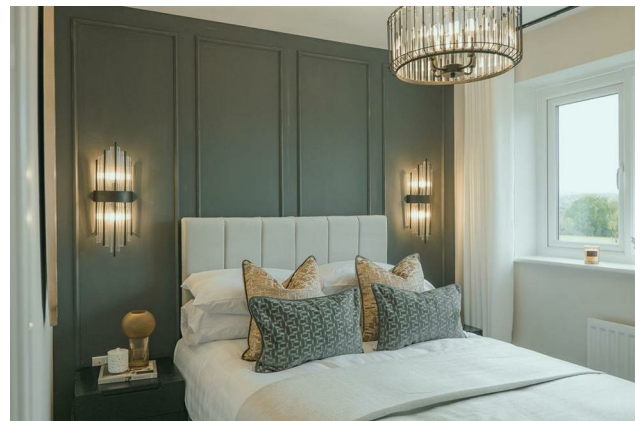
6'10" x 5'7" (2.08 x 1.70)

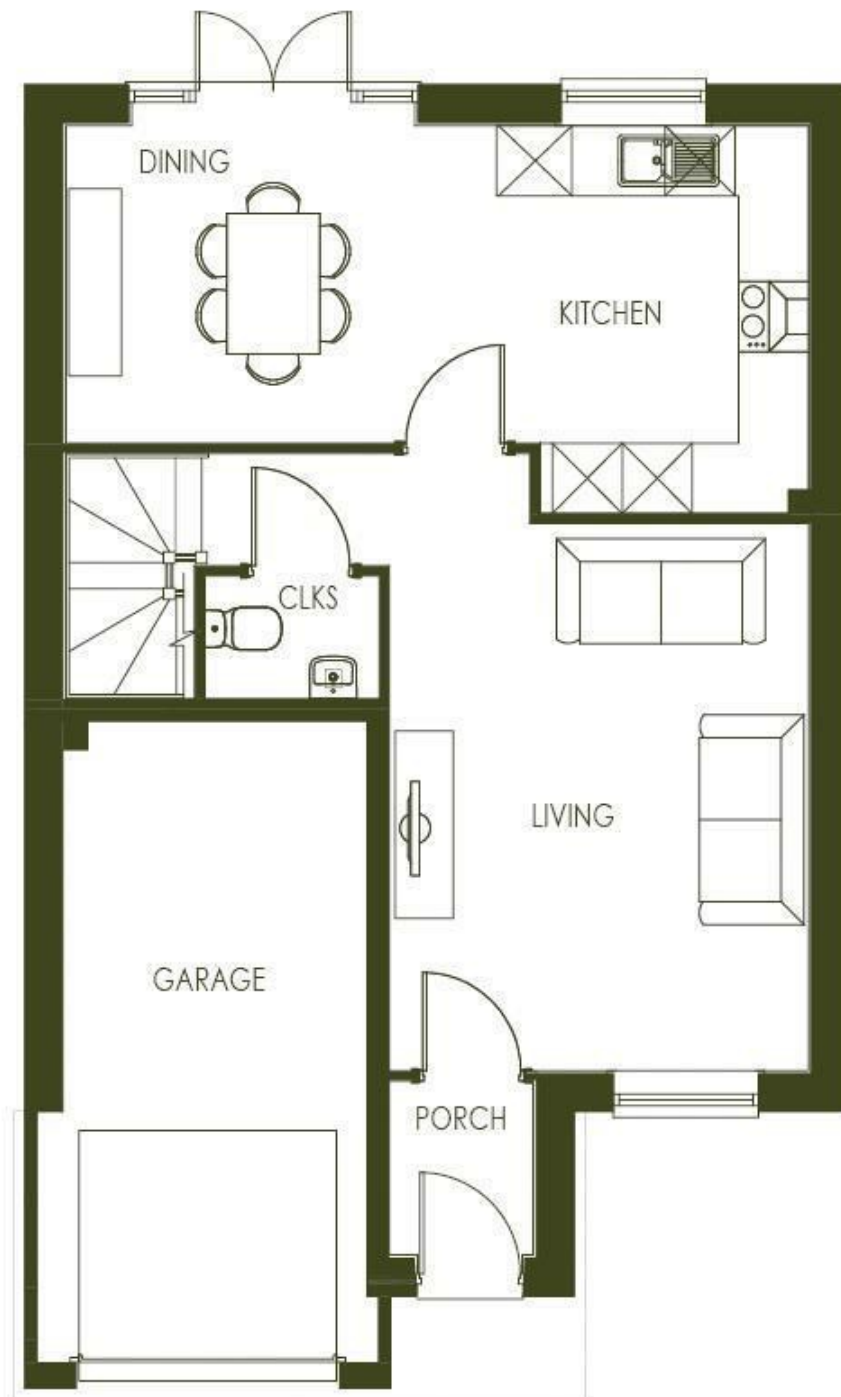
### Garage

18'0" x 8'7" (5.49 x 2.62 (5.48 x 2.61))

### Notes

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





Call us on  
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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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