



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

£442,995



EPC - null

Council Tax Band - New Build

Tenure -

, St. Asaph

4 Bedrooms - House - Detached

LAST REMAINING PLOT!! Selling on behalf of Castle Green - The Wiltshire 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 WILTSHIRE

The Wiltshire at Maes Yr Haul, St Asaph is a truly magnificent, detached family home. Living and entertainment space is plentiful with an impressive 30ft open plan kitchen, dining & family area while French doors lead out into the garden, enabling the outside to blend beautifully with the interior. The lounge boasts a beautiful bay window while offering ample space for all the family to enjoy a relaxing evening. A neat utility room is accessible via the kitchen, providing ample space for laundry and storage. Upstairs there is a luxurious and imposing primary suite, showcasing an enviable dressing area and spacious en suite bathroom. Just across the landing you'll discover an impressive guest bedroom with en suite and two other generously sized bedrooms and a luxurious family bathroom. Finally, a cloakroom and double integrated garage are desirable features fit for modern family life.

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

Kitchen

12'4" x 11'8" (3.76 x 3.56 (3.77 x 3.55))

Dining

13'3" x 11'1" (4.04 x 3.38)

Family

13'3" x 10'4" (4.04 x 3.15)

Lounge

17'1" x 11'9" (5.21 x 3.58)

Utility

6'5" x 5'7" (1.96 x 1.70)

Cloaks

5'2" x 3'7" (1.57 x 1.09 (1.58 x 1.10))

Garage

16'8" x 20'9" (5.08 x 6.32)

First Floor

Bedroom One

14'4" x 11'9" (4.37 x 3.58 (4.38 x 3.57))

Dressing

10'0" x 7'8" (3.05 x 2.34 (3.04 x 2.33))

En-suite One

8'4" x 7'8" (2.54 x 2.34 (2.55 x 2.33))

Bedroom Two

13'3" x 11'3" (4.04 x 3.43 (4.03 x 3.44))

En-suite Two

8'6" x 4'11" (2.59 x 1.50)

Bedroom Three

10'9" x 9'5" (3.28 x 2.87 (3.27 x 2.86))

Bedroom Four

11'2" x 9'5" (3.40 x 2.87 (3.41 x 2.86))

Bathroom

7'0" x 6'4" (2.13 x 1.93 (2.14 x 1.94))

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