



3 Luke Street Mews, St. Asaph – LL17 0AF
£235,000

3 Luke Street Mews

St. Asaph

Situated in the heart of the historic cathedral city of St Asaph, **3 Luke Street Mews** is an attractive three-bedroom end-of-terrace property offering well-proportioned accommodation, modern interiors and excellent outdoor space.

Having been modernised throughout, the property is presented in a **move-in-ready condition**, making it an excellent opportunity for **first-time buyers, young families or those looking for a conveniently located family home**.

The accommodation briefly comprises an **entrance hall, comfortable living room, modern kitchen/diner and downstairs WC** to the ground floor. To the first floor are **three bedrooms and a family bathroom**.

Externally, the property benefits from **off-road parking to the front**, while the **large enclosed rear garden** provides a particularly appealing outdoor space for children, entertaining or simply relaxing during the warmer months.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Accommodation

4' 0" x 5' 10" (1.23m x 1.79m)

With stairs ascending to the first floor and a doorway into the living room.

Living Room

14' 7" x 11' 10" (4.45m x 3.60m)

A bright and spacious lounge, centred around a charming log-burning stove set on a slate hearth with a feature beam above. The room benefits from a uPVC double-glazed window overlooking the front elevation, radiator, and an open-plan connection to the kitchen/diner.

Kitchen / Diner

16' 2" x 10' 2" (4.92m x 3.09m)

A spacious kitchen/diner featuring a fully fitted kitchen with complementary worktops and matching wall and base units. The kitchen is equipped with an electric hob with stainless steel extractor above, fitted oven, drainer sink with mixer tap, and provisions for a washing machine and freestanding fridge/freezer. A tiled splashback complements the kitchen, while there is ample space for a dining table. Further benefits include a radiator, uPVC French doors opening onto the rear patio, and a doorway leading to the rear porch, which provides access to the downstairs W.C.



Rear Porch

4' 4" x 3' 3" (1.33m x 0.99m)

With a uPVC glazed door leading to the rear and access into the cloakroom and kitchen.

Cloak Room

6' 0" x 4' 4" (1.84m x 1.32m)

Comprising a W.C., pedestal wash basin, radiator and a uPVC obscured window to the rear elevation.

Bedroom One

13' 2" x 9' 9" (4.02m x 2.97m)

A spacious double bedroom with a uPVC double glazed window to the rear elevation and a radiator.

Bedroom Two

11' 8" x 9' 9" (3.55m x 2.97m)

A bright and airy double bedroom with a uPVC double glazed window to the front elevation and a radiator.

Bedroom Three

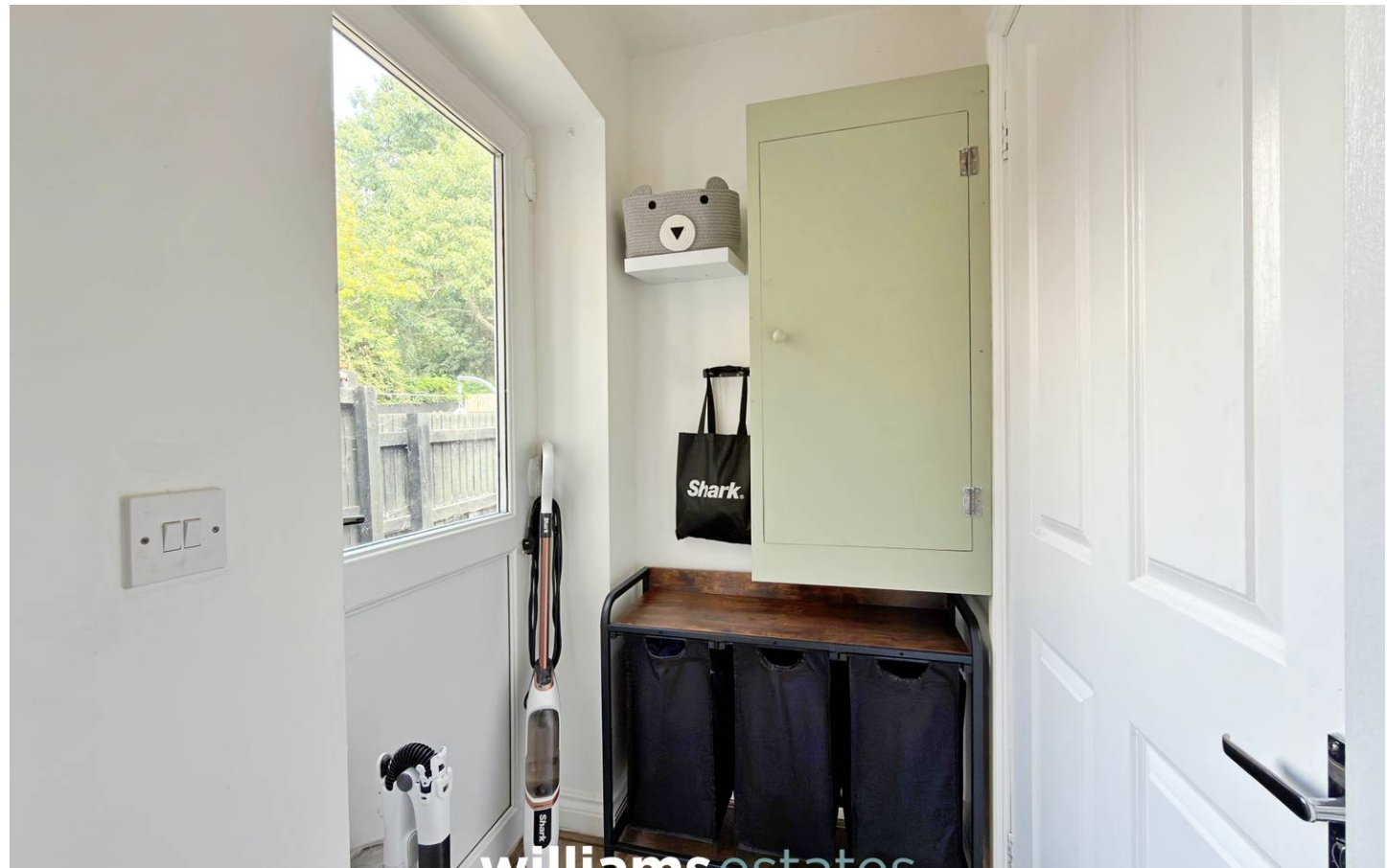
7' 5" x 6' 2" (2.25m x 1.87m)

Single bedroom with a uPVC double glazed window to the front elevation and a radiator.

Bathroom

7' 1" x 6' 2" (2.15m x 1.88m)

Comprising a low flush W.C., pedestal wash basin, free standing bath tub, tiled splash backs, tiled floors, radiator and a uPVC double glazed window to the rear elevation.





GARDEN

DRIVEWAY

2 Parking Spaces



Ground Floor



1st Floor





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