



14 Lon Y Parc, St. Asaph – LL17 0PJ
£295,000

14 Lon Y Parc

St. Asaph

A well presented four bedroom detached house with modern features throughout. Situated on Lon Y Parc development in the cathedral city of St Asaph, with the A55 expressway being within easy access, this spacious property is conveniently placed for potential buyers who have links to Chester, Liverpool, Manchester etc. Must Be Viewed. EPC Rating C75. New Condensing Boiler Fitted 2024

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Description

Offering spacious accommodation throughout, comprising of entrance hall, kitchen, lounge, study/ snug and downstairs cloakroom. To the first floor, master bedroom with en-suite, three further bedrooms and family bathroom. To the outside, good size driveway providing ample off road parking, garage and sunny gardens to the front and rear. Viewing is highly recommended to appreciate this family home.

Accommodation

Double glazed composite door leads into;

Entrance Hallway

With radiator, power points, under stairs storage and stairs off to further accommodation.

Downstairs Cloaks

Dimensions: 5' 0" x 2' 9" (1.52m x 0.84m). Offering a white two piece suite, comprising pedestal wash basin, low flush W.C, heated towel rail, half tiled walls and obscure double glazed window to the front.

Lounge

Dimensions: 14' 6" x 11' 9" (4.42m x 3.58m). With feature fireplace and gas fire, radiator, power points and double glazed double doors giving access onto the rear garden.

Kitchen

Dimensions: 14' 11" x 9' 3" (4.54m x 2.82m). Offering a range of wall, drawer and base units with complimentary work surfaces over, one and a half bowl stainless steel sink with drainer and mixer taps, gas hob with extractor hood over and oven beneath, integral fridge freezer, dishwasher, plumbing for washing machine and dryer, radiator, power points, tiled flooring, uPVC window to the rear and further uPVC double glazed door giving access to the side elevation.

Study

Dimensions: 10' 7" x 8' 6" (3.22m x 2.59m). Having radiator, power points and double glazed window to



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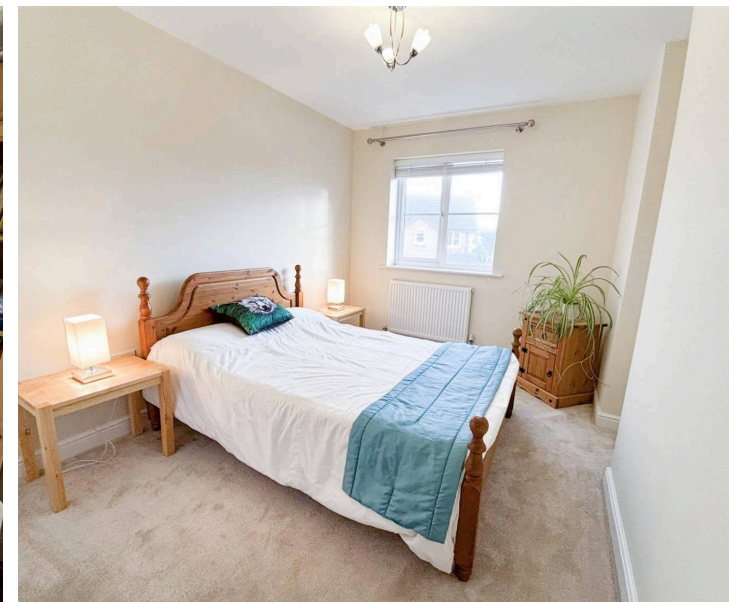
Dimensions: 5' 0" x 2' 9" (1.52m x 0.84m). Offering a white two piece suite, comprising pedestal wash basin, low flush W.C, heated towel rail, half tiled walls and obscure double glazed window to the front.

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First Floor Landing

With storage cupboard and loft hatch access.

Master bedroom

Dimensions: 13' 4" x 12' 1" (4.06m x 3.68m). Having radiator, built-in wardrobes and dual aspect double glazed windows to the front and side.

En suite

Dimensions: 6' 3" x 5' 5" (1.90m x 1.65m). In white, comprising pedestal wash basin, low flush W.C, shower enclosure, tiled flooring, fully tiled walls, extractor fan and obscure double glazed window to the front.

Bedroom Two

Dimensions: 11' 11" x 8' 6" (3.63m x 2.59m). Having radiator, power points, storage cupboard and double glazed window to the rear.

Bedroom Three

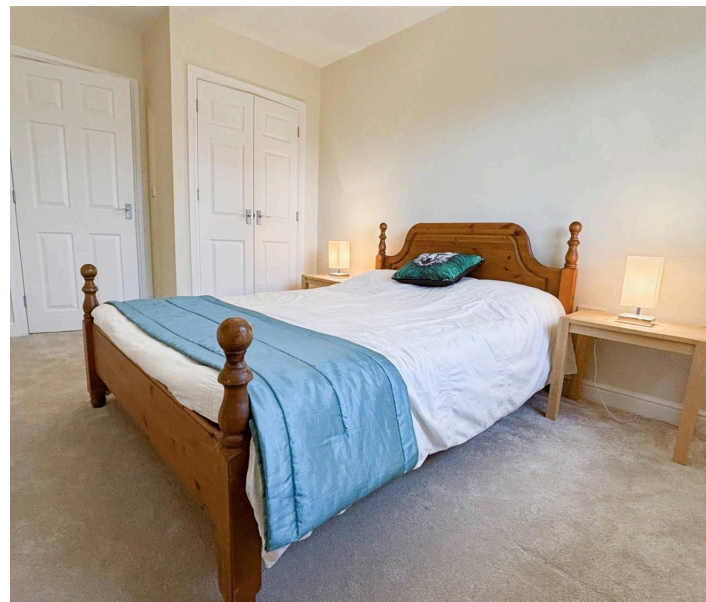
Dimensions: 11' 3" x 8' 9" (3.43m x 2.66m). With radiator, power points, storage cupboard and double glazed window to the front.

Bedroom Four

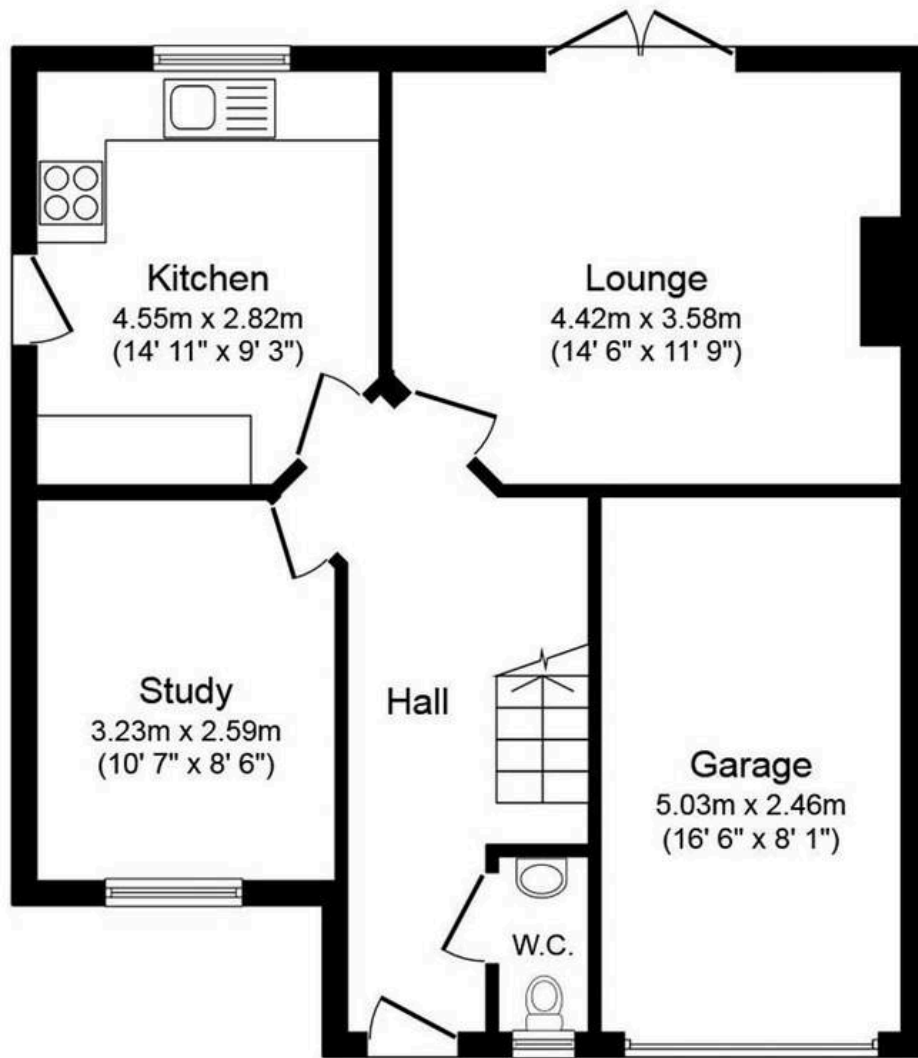
Dimensions: 8' 3" x 6' 11" (2.51m x 2.11m). With radiator and double glazed window to the rear.

Family Bathroom

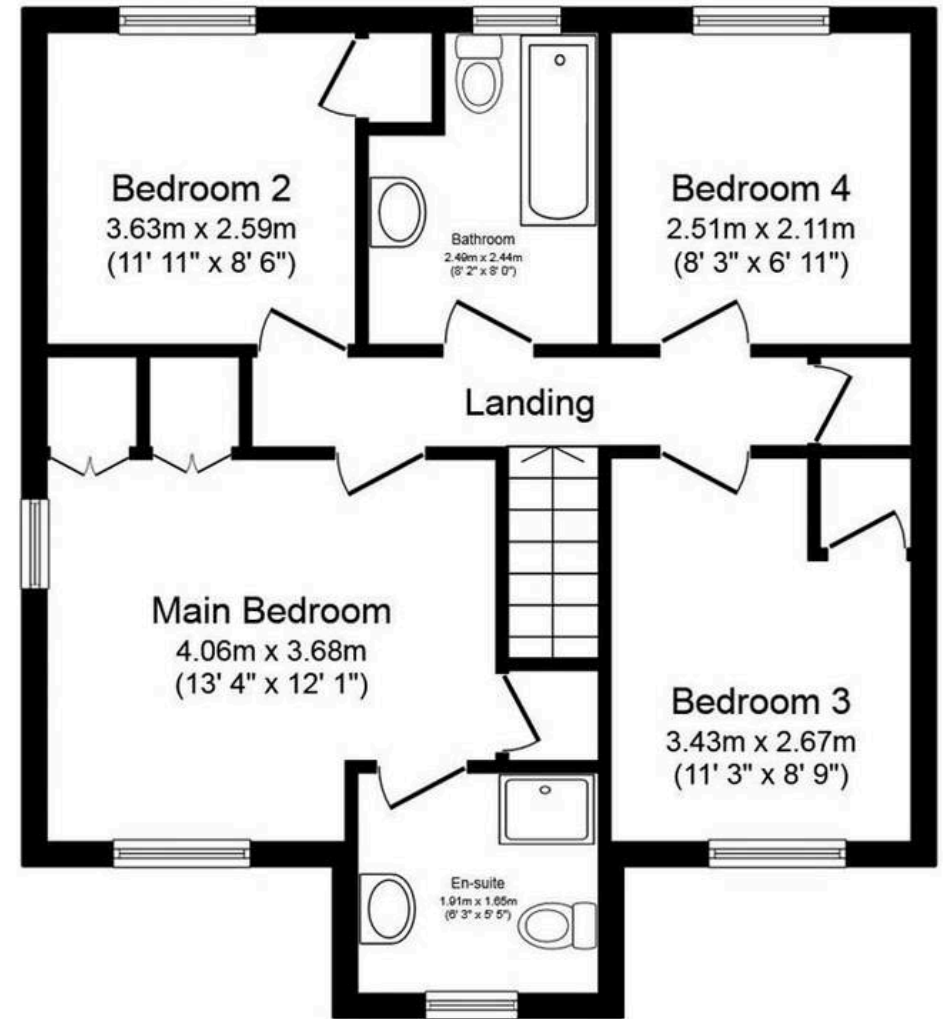
Dimensions: 8' 0" x 8' 2" (2.44m x 2.49m). Offering a white three piece suite with pedestal wash basin, low flush W.C, panel bath and shower over, heated towel rail, tiled flooring, fully tiled walls and double glazed window to the rear.







Ground Floor



First Floor

Total floor area 114.0 sq.m. (1,227 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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