

15 Llwyn Dinas Fechan, St Asaph, Denbighshire, LL17 0FN

Cavendish
ESTATE AGENTS

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FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 519 sq. ft. FLOOR 2: 569 sq. ft.
TOTAL: 1,088 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating	
Current	Potential
84	95

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(82 plus) A
(61-91) B
(49-80) C
(35-68) D
(21-54) E
(1-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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Price
£295,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

NEW IN 2024 A HIGHLY APPOINTED 3 BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE, COMPLETED TO A HIGHER THAN NORMAL SPECIFICATION AND A BEAUTIFUL PROFESSIONALLY LANDSCAPED GARDEN TO REAR, SET IN THE HEART OF THIS NEW RESIDENTIAL DEVELOPMENT ON THE PERIPHERY OF ST.ASAPH.

It affords entrance hall, lounge side lobby with staircase and cloaks with w.c., Open plan and well fitted kitchen/dining room with french windows opening to patio, first floor landing, bedroom 1 with en-suite, 2 further bedrooms and bathroom. Wide paved drive with integral garage. Beautifully landscaped gardens.



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LOCATION

St Asaph is a popular rural city centred around the Cathedral and the High Street providing a range of facilities catering for daily requirements. The A55 Expressway is located on its periphery which provides excellent road links for those wishing to commute throughout North Wales and Cheshire.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Composite and glazed door leading to entrance hall.

ENTRANCE HALL

1.70m x 1.30m (5'7" x 4'3")

Woodgrain effect floor finish, panelled radiator.

LOUNGE

4.65m x 3.76m plus side hallway (15'3" x 12'4" plus side hallway)



A spacious room with a wide cottage style double glazed window to front with fitted blind, TV point, panelled radiator.

**SIDE LOBBY**

Turned staircase rising to first floor, panelled radiator.

CLOAKROOM

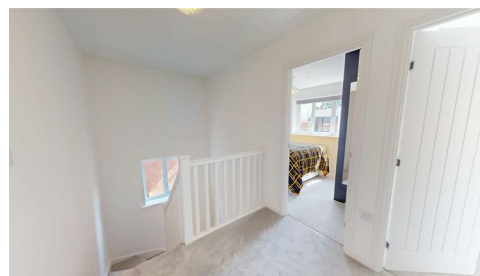
White suite comprising pedestal wash basin and low level WC, fully tiled walls to a stone effect finish, woodgrain floor finish, panelled radiator.

KITCHEN/DINING ROOM

3.48m x 3.25m plus 3.15m x 2.90m (11'5" x 10'8" plus 10'4" x 9'6")



A spacious room to the rear of the house affording a high degree of natural light and pleasing views over the landscaped garden. There is a double glazed window to the kitchen area and double glazed French doors with matching full depth panels to either side opening to the patio. The kitchen is fitted with an extensive range of base and wall mounted cupboards and drawers with a light anthracite coloured finish to door and drawer fronts and contrasting light stone effect working surface and upstands. It includes an inset four ring gas hob with glass upstand and stainless steel extractor hood and light above, inset one and half bowl light grey composite sink with drainer and mixer tap, AEG microwave oven and Zanussi convection oven, integrated fridge/freezer, void and plumbing for washing machine. Ceiling downlighters, woodgrain effect floor finish, panelled radiator.

**FIRST FLOOR LANDING**

Central landing with access to roof void and panelled radiator, fitted airing cupboard.

BEDROOM ONE

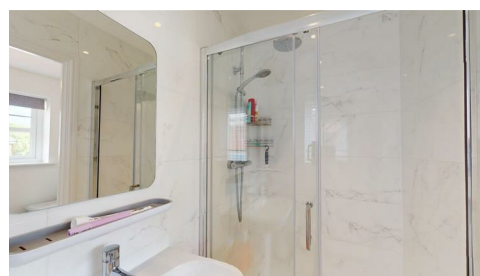
5.64m max x 3.33m (18'6" max x 10'11")



A well lit room with two double glazed windows to front, it includes a deep recess to one side with a bespoke mirror fronted sliding door wardrobe providing a combination of hanging rails and shelving and a fixed vanity unit with cupboard, mirror and stool. panelled radiator.

EN SUITE SHOWER ROOM

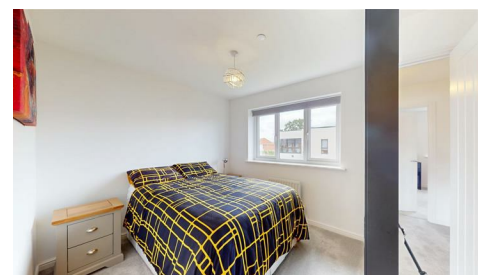
2.54m x 1.19m (8'4" x 3'11")



White suite comprising floor level tray with glazed screen and high output shower with monsoon style head, pedestal wash basin and WC, fully tiled walls to a light marble effect finish with contrasting tile effect floor, double glazed window, white enamelled towel radiator.

BEDROOM TWO

3.33m x 2.69m (10'11" x 8'10")



Double glazed window to rear, outbuilt bespoke wardrobes with mirror fronted sliding doors and fitted hanging rails, panelled radiator.

BEDROOM THREE

2.92m x 2.69m (9'7" x 8'10")



Double glazed window to rear, panelled radiator.

BATHROOM

2.06m x 1.78m (6'9" x 5'10")



White suite comprising panelled bath, pedestal wash basin and WC, fully tiled walls to a light marble effect finish, double glazed window and blind, wall mounted mirror, white enamelled towel radiator.

OUTSIDE

The property is approached over a wide brick paved driveway providing space for parking 2 cars together with access to the integral garage. The gardens have been landscaped with established flower and shrub borders together with lawn and access to side leading to the rear.

GARAGE

Integral garage with metal up and over door to front, electric light and power installed.

REAR GARDEN

The rear garden is a particular feature of the house as it has benefited from extensive professional landscaping with a wide flagged patio which extends across the full width of the house, screen fencing and a pretty central garden with round lawn and newly stocked flower and shrub borders which will develop to provide interest and colour throughout the seasons.

**AGENTS NOTES****TENURE**

Believed to be freehold.

DIRECTIONS**COUNCIL TAX**

Denbighshire County Council - Tax Band D

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this

process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

***MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW