



# JONES PECKOVER

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## 4, Holywell Road, St. Asaph, LL17 0DS

- 2 Bedroom Semi Detached House
- Convenient semi-rural location
- In need of updating
- No forward chain
- Exceptionally spacious gardens
- Outskirts of St. Asaph
- Ideal first time buyer property
- Viewing recommended

Occupying a convenient semi-rural position on Holywell Road, St. Asaph, this two-bedroom semi-detached house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment.

One of the standout features of this home is its larger than average garden which backs on to woodland and provides ample outdoor space with an excellent level of privacy.

In brief, the accommodation provides Entrance Hall, Living Room, Kitchen, Rear Hall, Bathroom, 2 Bedrooms and separate WC.

The property is situated in a semi-rural location on the outskirts of St. Asaph with convenient access to the A55 Expressway, allowing for a peaceful lifestyle while still being within easy reach of local amenities.

Additionally, the property is offered with no forward chain, ensuring a smooth and straightforward purchasing process.

## GROUND FLOOR ACCOMMODATION

Comprising of:-

### ENTRANCE PORCH

leading to an inner hallway.

### LIVING ROOM

14'11" x 13'3" (4.55 x 4.05)

Fireplace housing an open fire, UPVC double glazed window to front elevation, picture rail, built-in storage cupboards.

### KITCHEN

Base and wall storage cupboards, working surfaces, inset stainless steel sink unit, integrated electric oven and hob, void and plumbing for washing machine, UPVC double glazed window to rear elevation.

### REAR PORCH

Ideally suited as an utility area or additional kitchen space. UPVC double glazed external door to rear elevation.

### BATHROOM

Panelled bath with electric shower over, wash hand basin with vanity storage and coordinating cupboard, UPVC double glazed window to front elevation.

## FIRST FLOOR ACCOMMODATION

Landing giving access to:-

### BEDROOM 1

14'11" x 9'10" (4.55 x 3)

UPVC window to front elevation, picture rail.

### BEDROOM 2

9'2" x 9'1" (2.81 x 2.78)

UPVC window to front elevation, picture rail.

### WC

Low flush wc, UPVC double glazed window to rear elevation.

## THE GARDENS

The gardens to the front comprise of lawns and flower borders enclosed by a brick built



boundary wall. To the rear are extensive lawns and well stocked flower borders together with a useful brick and block built outbuilding under a pitched slated roof. Timber panelled fencing provides a good level of privacy and the rear of the gardens abuts adjoining woodland.

## SERVICES

Mains water and electricity, shared septic tank drainage, night storage heaters.

## COUNCIL TAX BAND C

## IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

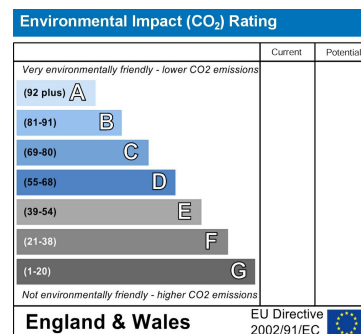
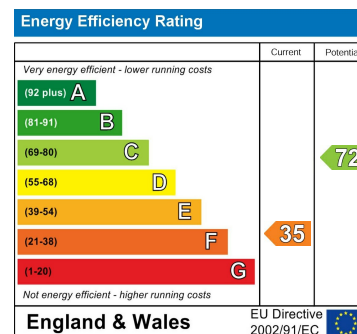
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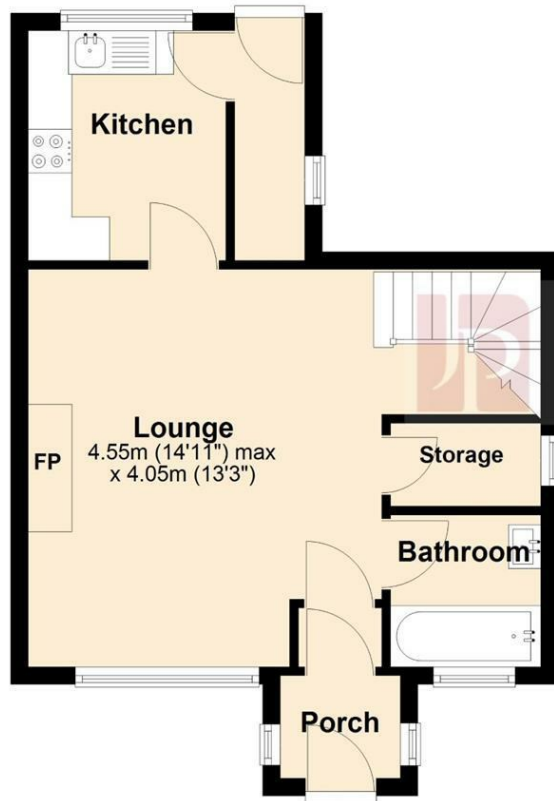
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## MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.



## Ground Floor



## First Floor

