



## Llwyn Dinas Fechan, St Asaph LL17 0FN

**£292,000**

Monopoly Buy Sell Rent are delighted to offer for sale this spacious three-bedroom new build, situated in the highly sought-after area of Upper St. Asaph. Ideally located, the property enjoys excellent transport links via the A55 and is within easy reach of nearby coastal towns and major cities such as Chester and Liverpool. The home boasts a welcoming canopy porch, a generous kitchen/dining area, a comfortable lounge, a convenient downstairs WC, and three double bedrooms including a master with en-suite, along with a modern family bathroom. Externally, the property offers off-road parking for two vehicles, an attached single garage, and a private southwest-facing rear garden with a decked pergola—perfect for outdoor entertaining. Llwyn Dinas Fechan is ideally positioned close to well-regarded schools, local amenities, and attractions such as the River Elwy, historic castles, and St Asaph's cathedral. Additional benefits include gas central heating, double glazing, and the remainder of the NHBC warranty, making this an ideal family home.

- Spacious Detached Three-Bedroom New Build
- Spacious Kitchen Diner, Lounge & Downstairs WC
- X2 Off-Road Parking & Attached Single Garage
- Benefits from Gas Central Heating & Double Glazing
- Sought-After Upper St. Asaph Location Near A55
- Three Double Bedrooms Master with En-Suite
- Enclosed Southwest-Facing Rear Garden with Pergola
- NHBC Warranty; Freehold; Council Tax Band D



## Entrance Hall

A composite front door opens into this welcoming entrance hall, which features stylish waterproof wood-effect LVT flooring, a radiator, hooks to hang coats, and a door opening into the living room.

## Living Room

The lounge features the same stylish wood-effect LVT flooring as the hallway, creating a seamless and cohesive flow throughout the ground floor. This bright and inviting living space includes a decorative dado rail, two radiators, and a large double-glazed window overlooking the front of the property. Doors lead into the downstairs WC and kitchen, as well as carpeted stairs rising to the first floor.

## Kitchen Diner

A generously sized kitchen diner, fitted with a contemporary range of mushroom-coloured composite units, complemented by a white marble-effect worktop and stainless steel sink. Appliances include a gas hob and an eye-level electric oven and grill, offering both style and practicality. There is ample space for a washing machine, dishwasher, and a tall fridge freezer. The room also accommodates a dining table, features a radiator for comfort, and benefits from French doors that open out to the rear garden, creating an ideal space for both everyday living and entertaining.

## Downstairs WC

A convenient ground-floor cloakroom fitted with a low-flush WC and a compact pedestal sink. Finished with tiled splashback, tiled flooring, and neutral décor, this space is both practical and stylish.

## Landing

A spacious carpeted landing featuring a radiator and an airing cupboard for convenient storage. Natural light filters in through a landing window, and doors lead to all surrounding rooms.

## Master Bedroom

A generously sized master bedroom with ample natural light from the two double glazed windows overlooking the front of the property with carpeted flooring, plenty of room for a king-size bed and additional furniture, this bedroom also benefits from built-in storage options and convenient access to the en-suite.

## Master En Suite

The modern master en suite features a contemporary walk-in shower with a sliding glass screen, a pedestal sink, and a low-flush WC. Finished with high-quality tiling, chrome fixtures, a white heated towel rail and privacy window, the space feels bright and luxurious.

## Bedroom 2

A well-proportioned second bedroom, filled with natural light, creates a bright and airy feel with space for a double bed and additional furniture, making it both practical and comfortable.

## Bedroom 3

A double bedroom featuring carpeted flooring, a radiator, and ample space for additional storage, with a double-glazed window overlooking the rear of the property.





## Bathroom

A well-appointed three-piece bathroom suite comprising a bath with mixer tap and thermostatic shower over, complete with a protective screen, a low-flush WC and a pedestal sink. Complemented by tiled splashbacks and partially tiled walls, the bathroom features a white heated towel rail and privacy window. The floor is fully tiled for a clean and modern finish.

## Front Garden

A well-maintained front exterior featuring a block-paved driveway offering private parking for two vehicles, leading to the attached single garage and the canopy front porch with a side pathway leads to a timber gate providing access to the rear garden.

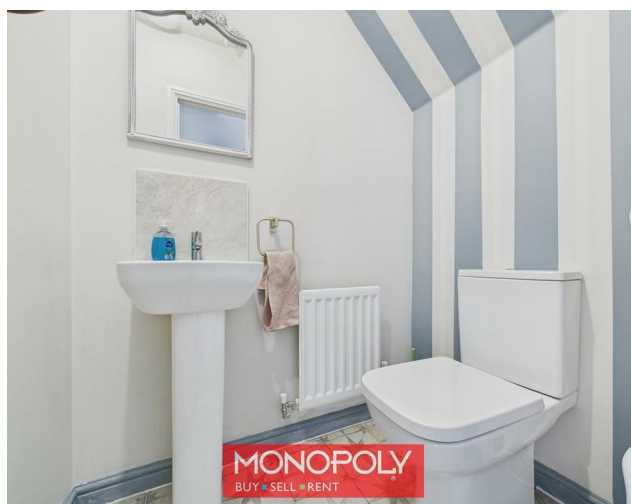
## Rear Garden

A private and secure south-west facing rear garden, featuring a paved patio, a raised composite decking area with a pergola roof, a well-kept lawn, and raised planters. Enclosed by 6ft panel fencing fitted with ambient lighting and a timber gate provides access to the side and front of the property.

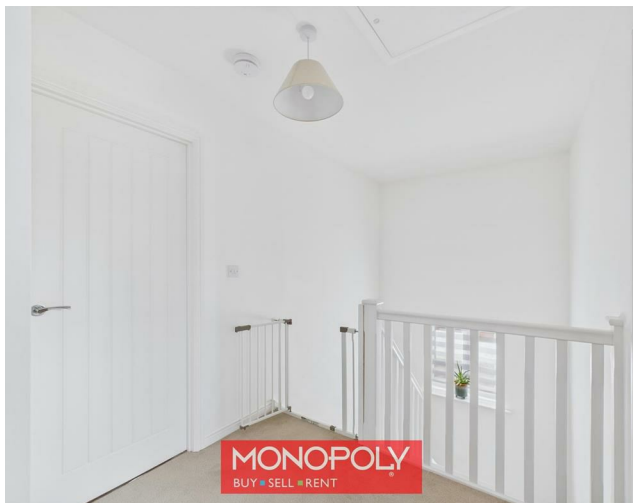
## Garage

An attached single garage with an up-and-over door, equipped with power and lighting. Currently used for storage, the garage also houses the property's gas combi boiler.









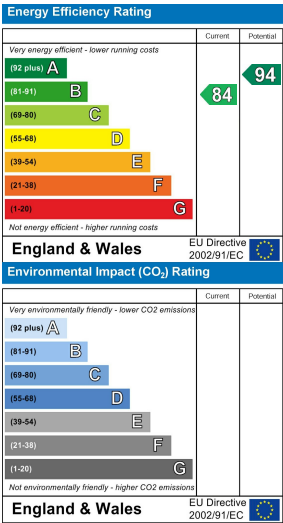
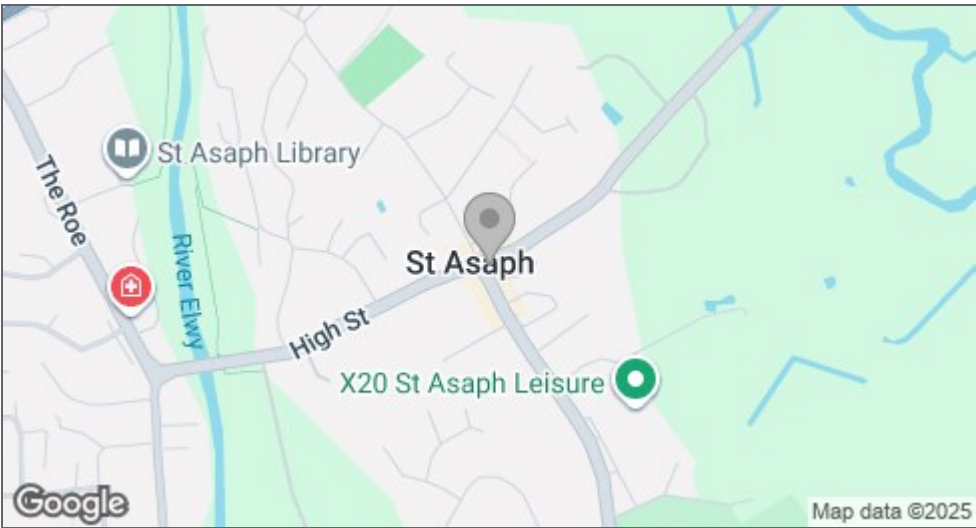












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