



## Roe Parc, St. Asaph LL17 0LD

**£299,950**

MONOPOLY BUY SELL RENT are pleased to offer for sale this spacious and well-presented family home, situated in a convenient location close to a variety of local amenities, popular restaurants and within walking distance of well-regarded local schools. The property offers off-road parking for two vehicles and boasts flexible, well-proportioned accommodation throughout. Key features include a bright dual-aspect lounge with an attractive open multi-fuel fire, a generous kitchen diner with underfloor heating, integrated appliances and patio doors leading out to the garden, along with a home office and an additional reception room offering direct outdoor access. To the first floor are three double bedrooms with built-in storage and a modern family bathroom. Outside, the enclosed garden combines lawn, patio and seating areas, creating an ideal space for both relaxation and entertaining.

- 4/5 Bedroom House
- Spacious Reception Rooms
- Freehold
- Off-Road Parking
- Amenities Nearby
- EPC In Progress
- Bright and Airy
- Excellent Local Schools
- Council Tax Band E



## Driveway

The property benefits from a private driveway providing off-road parking for two vehicles, secured by attractive wrought iron gates and leading to the house. To the front, a well-maintained garden features grass lawns bordered by mature hedging, creating an attractive and private setting that enhances kerb appeal.

## Vestibule

1.81 x 1.70 (5'11" x 5'6")

The property opens into a welcoming, carpeted vestibule that is naturally bright thanks to double-glazed windows to the front and side. A uPVC front door with obscure glass panelling provides privacy, while a built-in floor to ceiling shoe cupboard adds everyday practicality.

## Hallway

2.01 x 4.53 (6'7" x 14'10")

From the vestibule, a spacious carpeted hallway connects the main ground-floor rooms. A radiator provides warmth, and the staircase rises to the first-floor landing. There is also a large storage cupboard under the stairs for additional storage options

## Lounge

4.27 x 7.00 (14'0" x 22'11")

The lounge is a bright and inviting room with a dual-aspect outlook, carpeted flooring and radiators positioned to both the front and rear. A striking open multi-fuel fire sits within a smooth stone surround with matching mantle and hearth, complemented by wall-mounted lighting to create a warm and relaxed atmosphere.

## Kitchen Diner

2.59 x 7.38 (8'5" x 24'2")

The kitchen diner offers a spacious and sociable layout. The kitchen area benefits from underfloor heating and is fitted with white cabinetry and speckled worktops, along with a range of integrated appliances. LED lighting, generous power points, a TV connection, stainless-steel extractor, oven and hob complete the kitchen space. The dining area enjoys a ceiling fan light and separate under floor heating, while the room as a whole is filled with natural light from its dual-aspect design, including windows to the side and twin glazed patio doors opening onto the garden. A uPVC side door provides access to the outdoor WC.

## Play Room / Bedroom 5

3.36 x 3.68 (11'0" x 12'0")

A versatile reception room with carpeted flooring and radiator, opening onto the garden via twin glazed patio doors and offering internal access to the hallway.

## Office / Bedroom 4

3.34 x 3.21 (10'11" x 10'6")

A comfortable home office with front-facing window, radiator and carpeted flooring.





## Bathroom

1.97 x 1.73 (6'5" x 5'8")

The main bathroom is finished with tiled flooring and walls and features a bath with glass screen and overhead shower, WC and wash basin. Comfort is enhanced by underfloor heating, a chrome dual-fuel towel rail and a large wall-mounted mirror, while an obscure double-glazed window provides light and privacy.

## Landing

3.75 x 1.26 (12'3" x 4'1")

The first-floor landing is carpeted and fitted with a radiator, with the added benefit of a built-in linen cupboard providing useful storage and shelving.

## Master Bedroom

4.29 x 3.82 (14'0" x 12'6")

The master bedroom is a generous double room with carpeted flooring and dual-aspect dormer-style windows. Extensive built-in storage includes wardrobes, drawers and shelving, along with additional storage within the eaves, and the room is served by a radiator.

## Bedroom 2

2.58 x 4.86 (8'5" x 15'11")

Bedroom two is a comfortable double room featuring a dormer window overlooking the garden, carpeted flooring, radiator and wooden shelving.

## Bedroom 3

4.46 x 2.54 (14'7" x 8'3")

The third bedroom is also a well-proportioned double, with a front-facing dormer window, carpeted flooring and radiator. Built-in wardrobe space, shelving and a loft access hatch add to its practicality.

## WC

1.66 x 0.76 (5'5" x 2'5")

The separate WC is finished with carpeted flooring and partially panelled walls, and includes a toilet and hand basin with tiled splashback. A wall-mounted light and sliding door complete the space.

## Garden

The garden is attractively arranged with a grass lawn, wooden patio and gravelled areas providing space for a shed and additional storage. Mature plants and flower beds line the borders, while wooden panel fencing encloses the garden. Tall wooden gates on both sides of the property separate the front and rear areas.

## Outdoor WC

0.76 x 1.20 (2'5" x 3'11")

The external WC is conveniently accessed from the side of the property and houses a toilet along with the home's boiler.

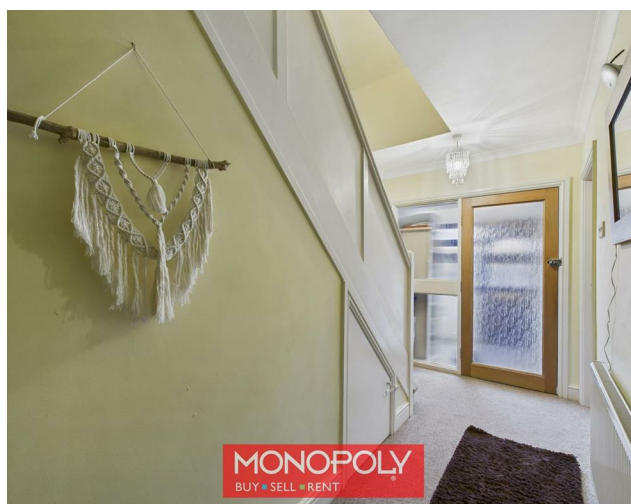
## Additional Information



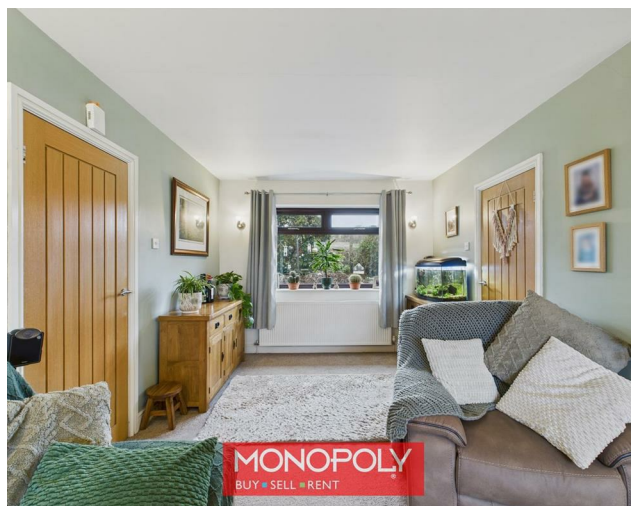
The property benefits from Hive gas central heating with mobile app control, along with updated electrics throughout, featuring ample double sockets.







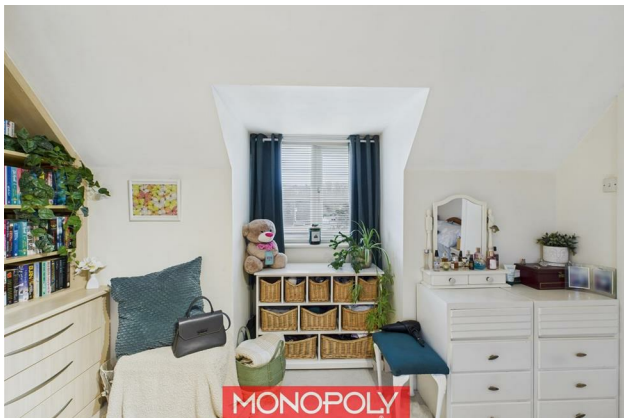
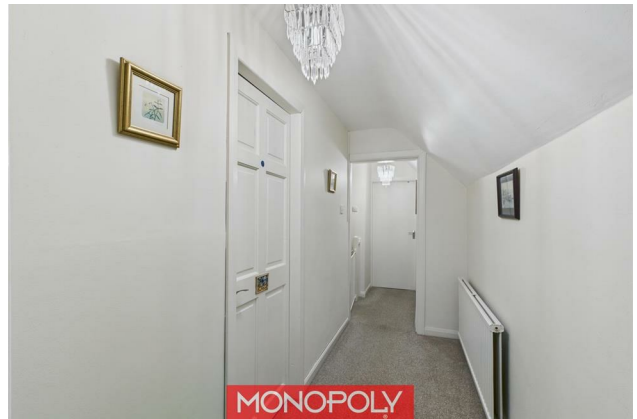












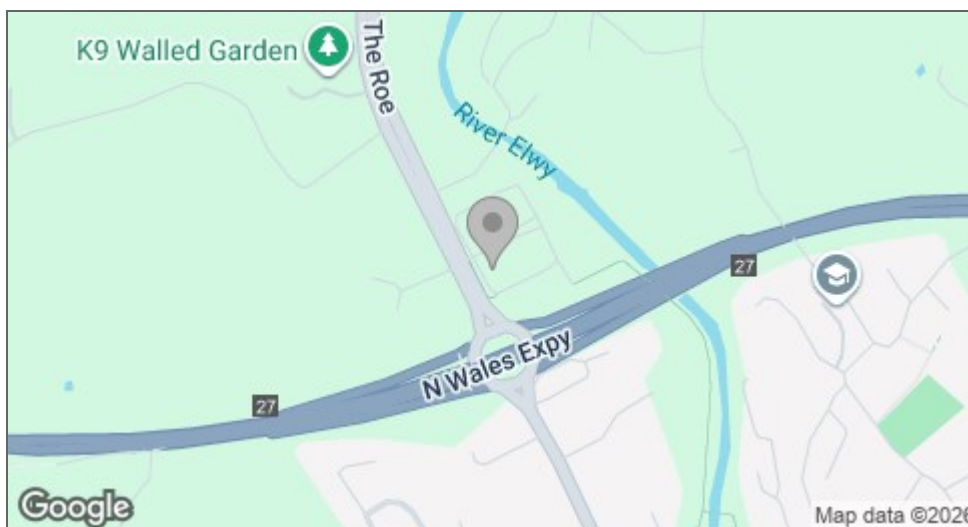
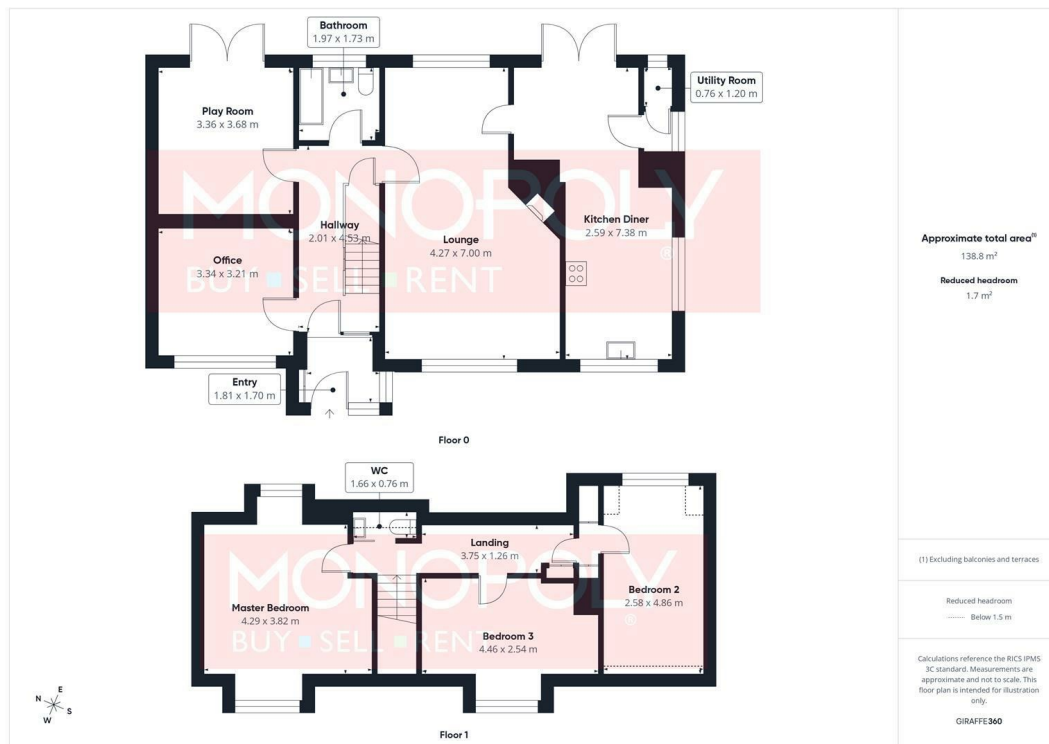












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

