



## Ashly Court, St. Asaph LL17 0PL

£245,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented and versatile property, situated in the desirable area of St Asaph. The home provides thoughtfully arranged accommodation, including a welcoming entrance, a bright and functional lounge kitchen with modern fittings and a log burner, and flexible living space suited to a range of lifestyles. Externally, the property benefits from an attractive mixed-surface driveway, a large concrete-built garage, and a beautifully landscaped garden featuring multiple patio areas, lawn, raised flower beds, and a feature pond, ideal for outdoor entertaining and relaxation. The property is further enhanced by solar panels installed on both sides of the roof, offering improved energy efficiency. Conveniently located close to excellent local schools and within walking distance of a shop and a variety of local restaurants, this property offers a superb balance of comfort, practicality, and everyday convenience in a highly sought-after location.

- Modern Detached Bungalow
- Private Enclosed Rear Garden
- Freehold
- Three Double Bedrooms
- Driveway & Garage
- EPC B
- Open Plan Kitchen & Lounge
- Excellent Commuter Links
- Council Tax Band C



## Driveway

The property is approached via a partially tarmac driveway complemented by gravel and brick paving, creating a practical yet attractive frontage. Short wooden fencing frames raised gravel sections and established flower beds, adding definition and kerb appeal.

## Vestibule

1.36 x 1.21 (4'5" x 3'11")

A welcoming entrance finished with engineered bamboo flooring, the vestibule offers a built-in boiler cupboard with useful space for coats and shoes, keeping the area neat and functional.

## Lounge Kitchen

5.90 x 3.66 (19'4" x 12'0")

This bright and versatile space features engineered bamboo flooring and a cosy log burner, with double-glazed windows to the front allowing for excellent natural light. White cabinetry is paired with a faux wooden worktop, offering ample undercounter storage alongside an oven, four-ring induction hob, and overhead extractor. There is space for a fridge freezer and an integrated dishwasher, with a radiator for comfort. A UPVC door provides side access, and a speckled vinyl floor defines the kitchen area.

## Dining Room/ Master Bedroom

2.21 x 6.88 (7'3" x 22'6")

A flexible room suitable for dining or bedroom use, featuring laminate flooring and twin PVC patio doors that enhance light and garden connection. A wooden door with glass panelling opens to the hallway, and two radiators ensure comfort.

## Hallway

1.21 x 5.81 (3'11" x 19'0")

The central hallway is finished with engineered bamboo flooring and benefits from a radiator and loft access hatch. It provides access to all bedrooms, the kitchen, lounge, and bathroom, creating a well-connected layout.

## Bedroom 2

3.68 x 3.21 (12'0" x 10'6")

A carpeted double bedroom positioned to the rear of the property, enjoying a peaceful outlook through a double-glazed window. The room is completed with a radiator and a wooden door leading to the hallway.

## Bedroom 3

2.59 x 3.38 (8'5" x 11'1")

Another well-proportioned double bedroom with laminate flooring and a double-glazed window to the side. A radiator with a decorative cover and a wooden hallway door add both style and practicality.



## Bathroom

1.86 x 2.26 (6'1" x 7'4")

The bathroom features laminate flooring and partially tiled walls, with a contemporary long-standing shower fitted with a waterfall head. A white towel radiator adds warmth, while the sink and toilet are neatly housed within a storage unit. An obscure double-glazed side window provides privacy while allowing natural light.

## Garden

The enclosed rear garden offers a variety of outdoor spaces, including a block-paved patio and an artificial lawn bordered by raised flower beds. A raised gravel area leads to a lower gravel section featuring a pond surrounded by mature plants and foliage. Wooden panel fencing encloses the garden, while a brick-paved side patio benefits from a tall wooden fence and gated access to the front. The property is further enhanced by solar panels installed on both sides of the roof, contributing to improved energy efficiency.

## Garage

3.74 x 6.28 (12'3" x 20'7")

The property benefits from a large, robust garage constructed with concrete block walls and a durable corrugated roof. Offering generous space for vehicle storage, workshop use, or additional storage, it provides a practical and secure addition to the home.



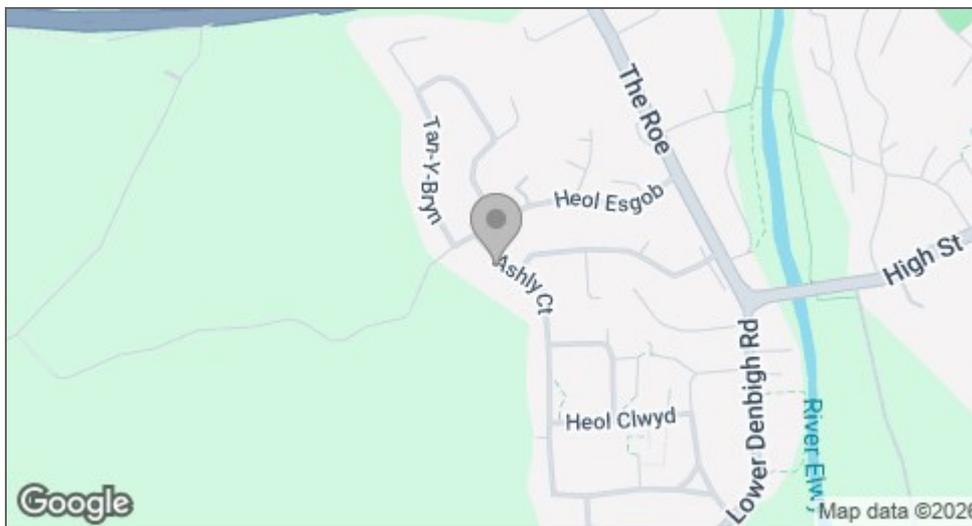
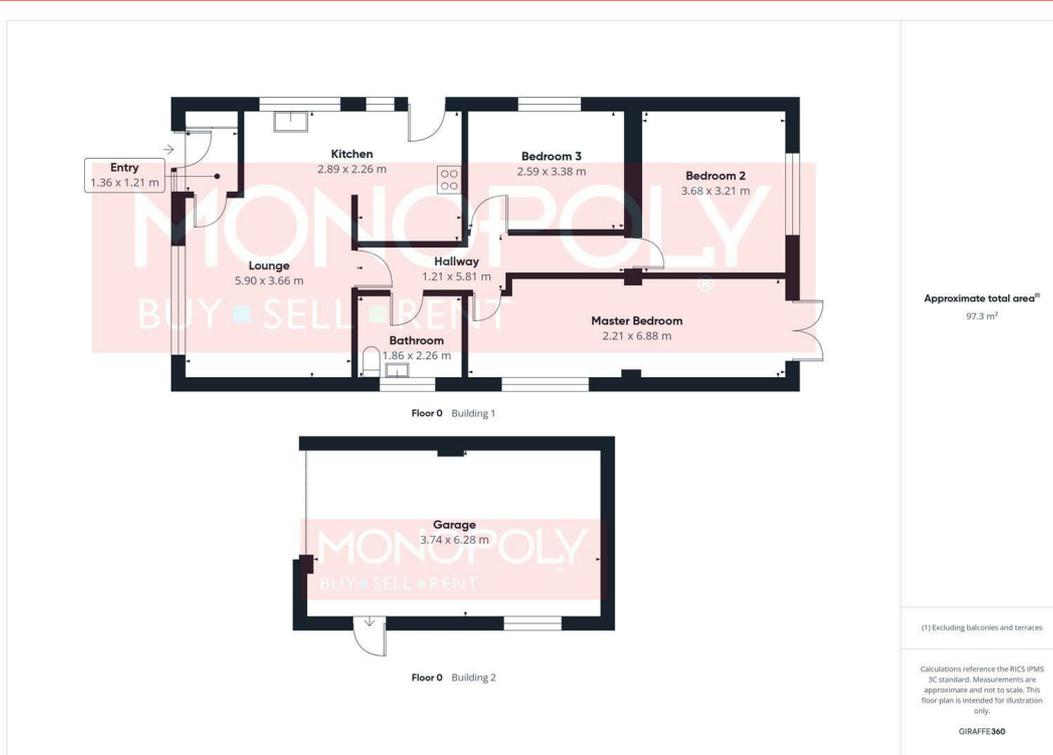












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <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.

