



Mount Road, St. Asaph LL17 0DD Offers Invited £460,000

Monopoly Buy Sell Rent is pleased to offer for sale this well-appointed 1930s detached home that offers timeless character combined with modern comfort, sitting on a corner plot with beautifully maintained wrap-around garden. Having had only three owners from new, it's clear this is a much-loved and cherished family home.

The property boasts a traditional hallway with oak flooring, a dual-aspect lounge with a central fireplace, a dining room with a charming inglenook fireplace, a modern fitted kitchen with quality finishes and integrated appliances, useful utility room, and downstairs shower room. To the first floor there are four generously sized double bedrooms, with a master en-suite, a hatch gives access to the attic room which is boarded with a Velux window. Externally, the wrap-around garden provides ample outdoor space with mature borders full of colourful planting and a driveway offers convenient off-street parking.

Positioned within walking distance to local amenities and close to excellent schools this is a fabulous family home that combines period charm with thoughtful updates – a rare opportunity in a sought-after location!

Character 4 Bed Detached Property 4 Double Rooms Kitchen Dining

- Detached 4 Bed Property 4 Double Rooms Kitchen Dining
- Well Appointed Throughout
- uPVC Doors and Windows
- Fantastic Commuter Links
- Close To Excellent Schools
- Walking Distance to Local Amenities
- Freehold Property
- Council Tax Band E



Hallway

A modern uPVC front door with a side panel opens into this inviting hallway with natural light streaming in through a side window having beautiful oak flooring, a radiator, doors lead to all rooms and stairs lead you up to the first floor with a convenient storage cupboard tucked neatly beneath.

Lounge

The oak flooring continues through into this bright and elegant lounge with a striking marble central fireplace housing an electric fire with a large double glazed bay window overlooking the front of the property with a charming window seat and a further smaller window overlooking the side with picture rail and radiator.

Dining Room

A spacious traditional dining room with a central inglenook fireplace housing an electric fire with carpeted flooring, traditional picture rail, radiator and a large bay window overlooking the side of the property.

Ground Floor Bathroom

Modern bathroom fitted with a three-piece suite featuring a generous walk-in shower housing an electric shower and a vanity unit with sink and WC, a privacy-glazed window brings in natural light, while downlights and a touch LED mirror provide additional brightness with radiator, extractor fan and porcelain tiled flooring and fully tiled walls adding a clean and tidy finish.

Kitchen Diner

A bright and stylish modern fitted kitchen diner designed with both practicality and elegance in mind, featuring a range of white and blue grey range of units with a sleek granite worktop having silver speckles and curved corners with integrated NEFF dishwasher, an integrated eye-level electric oven, built-in Neff microwave, and induction hob with a stainless-steel extractor fan above. Space for a dining table, radiator and porcelain tiled flooring with triple aspect windows flooding the room with natural light, and a door leads conveniently into the utility room.

Utility Room

A practical room with porcelain tiled flooring having a window offering views of the rear garden and a uPVC external door provides outdoor access with ample space for a washing machine, dryer, freezer, and wall hooks for outerwear.

The Landing

This carpeted landing offers a welcoming and spacious feel, featuring a turned staircase and a side window that fills the area with natural light. It provides access to all first floor rooms, along with a ceiling hatch leading to the attic, complete with a convenient pull-down wooden ladder.

Master Bedroom

This exceptionally spacious master bedroom is filled with natural light from its dual aspect windows to the rear and side. Finished with soft carpet for comfort, it features useful storage spaces, a radiator for warmth, and convenient direct access to a private en suite.



Master En Suite

The en suite is a stylish and functional space, featuring tiled-effect vinyl flooring and a modern walk-in shower with a thermostatic control. A sleek vanity unit houses the sink and toilet, complemented by tiled splashbacks, a chrome heated towel rail, and an LED touch screen mirror. Downlights and an extractor fan complete the clean, contemporary feel.

Bedroom 2

This generous and light-filled carpeted bedroom features a large bay window to the front, creating a bright and airy atmosphere. Thoughtfully designed with fitted wardrobes, overhead cupboards, and bedside drawers, it offers ample storage, while a radiator ensures a cosy and comfortable space.

Bedroom 3

This carpeted double bedroom offers a comfortable and inviting space, enhanced by a charming bay window to the side that brings in plenty of natural light. Fitted wardrobes provide practical storage, and a radiator ensures the room stays warm and cosy throughout the year.

Bedroom 4

This well-appointed room offers a comfortable, carpeted setting with a pull-down bed looking like fitted wardrobes and having a single wardrobe, complemented by a built-in vanity unit with pull-out desk. A front-facing window brings in natural light, while a radiator ensures warmth and a picture rail adds a touch of traditional charm.

First Floor Bathroom

This well-presented bathroom features a vanity unit with an integrated sink and toilet, in addition to a bath fitted with a thermostatic shower. Fully tiled walls and vinyl flooring offer a clean, low-maintenance finish, while a privacy window to the side allows natural light to gently brighten the space.

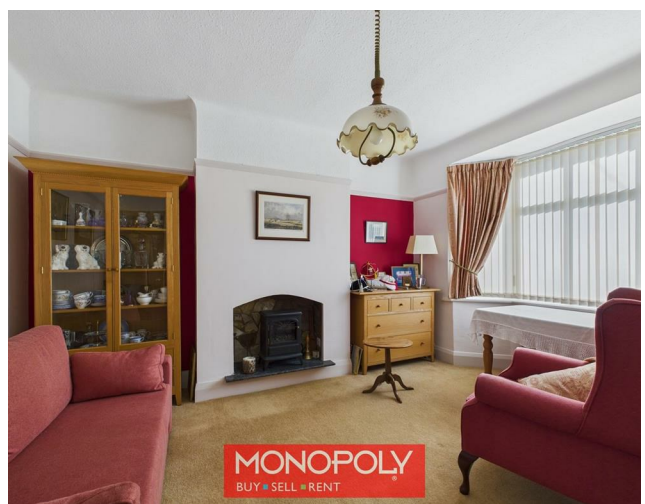
The Attic

The attic is fully boarded, offering excellent storage space and features a Velux window that brings in natural light. With its generous size and layout, it holds great potential to be converted into an additional room.

Garden

Set on a generous corner plot, the garden is beautifully maintained and full of character. A wrought iron gate and brick path lead to the front door, while lawns and mature borders wrap around the side of the property. The rear garden is equally well-kept, featuring a summer house and timber shed, with access via a driveway secured by wrought iron double gates. The entire garden is attractively enclosed by a mix of wall, railings, and panelled fencing, offering both charm and privacy.

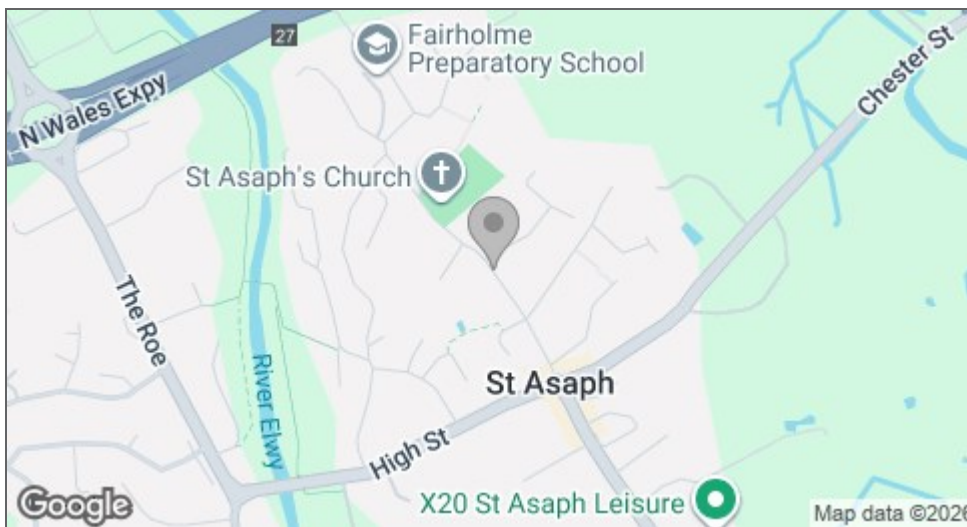












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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.

