



## The Roe, , St. Asaph LL17 0LU

### £370,000

MONOPOLY BUY SELL RENT are delighted to offer for sale this impressive six-bedroom semi-detached period home, dating back to 1870 and located within a sought-after conservation area on The Roe in St Asaph. Positioned within easy reach of local parks, the river, amenities and excellent transport links, this substantial home set over three floors offers an exceptional blend of character features and modern upgrades.

Eirianfa provides spacious and versatile accommodation arranged over multiple floors, including two reception rooms, a stunning contemporary family bathroom and a beautifully appointed kitchen/family space. Significant improvements have already been completed, including a full rewire, extensive back-to-brick re-plastering throughout the majority of the house, upgraded copper piping to the plumbing and heating system, and a newly installed fire alarm system (smoke alarms). The property also offers exciting potential to complete the upper floors and tailor the space to suit a growing family.

- Semi-Detached Period Property
- Set Over 3 Floors. Built Circa 1870
- Newly Fitted Kitchen/Family Room
- Conservation Area Setting
- Excellent Road & Bus Links
- 6 Bedroom Home (Potential 8 Bed)
- Two Good Sized Reception Rooms
- Full Rewire Completed
- Walking Distance to Parks & River
- Freehold Property. Council Tax Band F



## Open Porch

A characterful open porch with red tiled flooring and a brick archway frames the original front door, complete with traditional doorbell and lighting, setting the tone for the period features found throughout the home.

## Hallway

A welcoming and spacious entrance hallway featuring exposed floorboards, high ceilings with decorative coving, and access to all principal rooms. A staircase rises to the first floor with useful storage beneath, alongside a radiator and neatly housed consumer unit.

## Living Room

A bright and elegant living space with a large bay window to the front elevation allowing plenty of natural light. Retaining period charm with floorboards, a decorative tiled fireplace and ornate ceiling rose, the room also offers modern comforts including radiator and space for a wall-mounted television.

## Reception Room

A versatile second reception room, featuring carpeted flooring, a side window, chimney breast and coved ceiling. Ideal for entertaining, playroom or as an additional sitting room depending on your needs.

## Kitchen / Family Room

Undoubtedly the heart of the home, this impressive open-plan space has been recently fitted with a stylish range of blue units complemented by granite worktops and a central island with breakfast bar. Features include a Belfast sink with swan neck mixer tap, eye-level electric oven, induction hob and space for appliances.

The room comfortably accommodates a dining area and snug seating space, enhanced by three windows, pendant lighting and a feature fireplace. A uPVC stable door provides access to the rear garden, while a wall-mounted boiler is neatly positioned.

## First Floor Landing

A black spindled staircase with a striking mahogany handrail rises to this spacious landing, which features exposed painted floorboards and impressive high ceilings. Doors lead to the bedrooms and family bathroom, while a further staircase continues to the second floor.

## Master Bedroom

A generous double bedroom featuring a bay window overlooking the front of the property, complemented by fitted wardrobes and exposed floorboards. A coved ceiling enhances the sense of space, creating a room rich in character and natural light.

## Bedroom 3

A spacious double bedroom featuring exposed floorboards, a high coved ceiling and a side-facing window. A charming painted fireplace adds character to the room.



## Bedroom 2

A well-proportioned double bedroom with carpeted flooring, side window, fitted wardrobes and a bespoke panelled headboard with integrated shelving and lighting. Finished with decorative pelmet curtains for a refined touch.

## Bedroom 4

A single bedroom with painted floorboards, front-facing window and radiator, ideal as a child's room, study or home office.

## Family Bathroom

A truly standout feature of the home, this stunning bathroom boasts decorative tiled flooring, a freestanding bath set against elegant white subway tiling, contemporary walk-in rainfall shower, and a bespoke vanity unit with countertop basin. Finished with classic radiators, tasteful wall lighting, recessed shelving and large privacy windows, this space effortlessly combines period elegance with modern luxury.

## Second Floor Landing

A spacious landing with exposed painted floorboards, high ceilings and a large skylight allowing natural light to flood in.

## Bedrooms 5 & 6

Currently a work in progress, the upper floor offers exceptional potential with space to create additional bedrooms or a bespoke suite. With studwork already started, this area presents an exciting opportunity to add further value and tailor the home to individual requirements.

## Front Garden

The property is approached via a charming stone wall with wrought iron gate opening onto a concrete pathway leading to the front entrance. The garden is mainly laid to lawn with mature trees and hedging providing privacy, while a paved stone area and pathway to the rear add practicality to this attractive frontage.

## Rear Garden

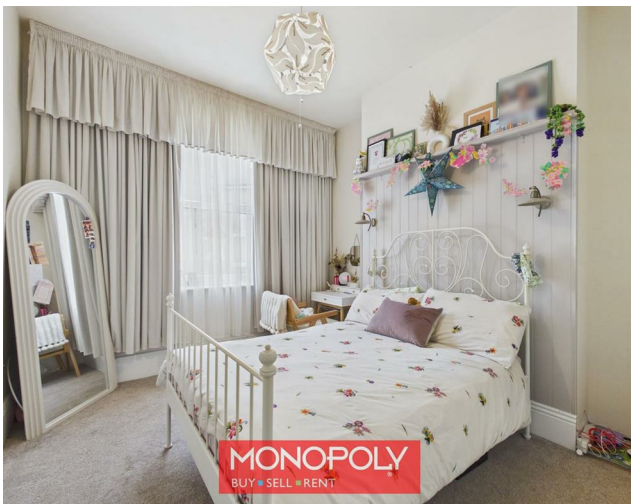
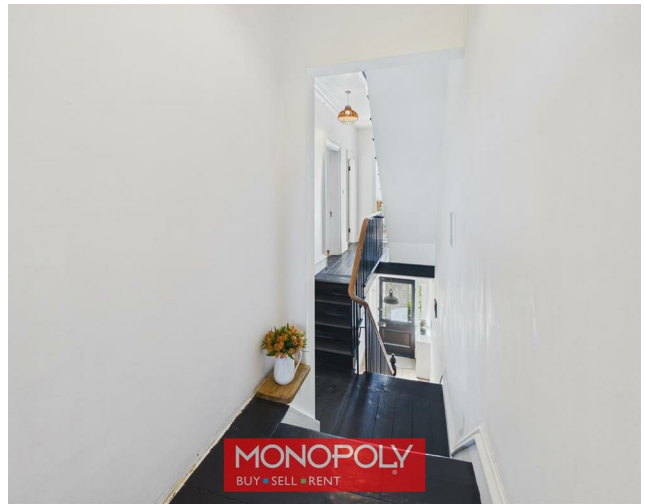
The rear of the property provides a versatile outdoor space including a patio area, lawn and open play space bordered by hedging. There is ample room for parking and potential for a double garage, while the proximity to the river adds a unique and tranquil backdrop.

## Additional Information

Majority of rooms including stairs and landing have been replastered, along with plumbing replaced throughout in recent times.











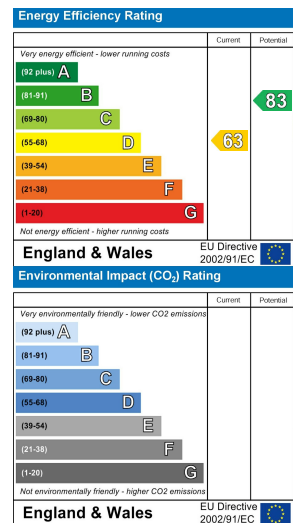
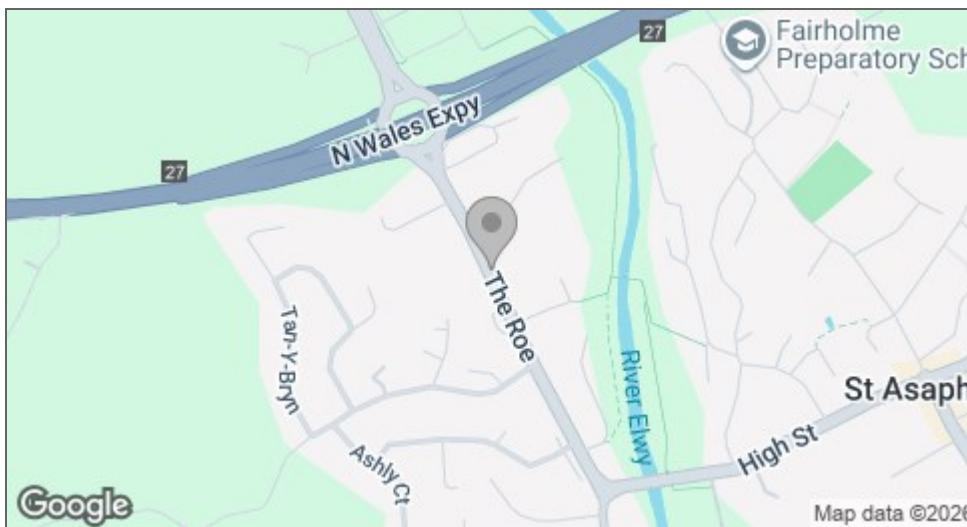


Approximate total area<sup>(1)</sup>  
183.4 m<sup>2</sup>  
Balconies and terraces  
2.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



#### 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.

