



2 Caradoc Terrace, St. Asaph, Denbighshire, LL17 0NF
£130,000

2 1 1



This cosy two-bedroom terraced property, dating back to 1914, is situated in the heart of St. Asaph, perfect for first-time buyers or those looking to downsize. The current owners have enjoyed the friendly, welcoming atmosphere of the neighbourhood, something they will miss most of all when they leave.

Lounge: 3.29m x 3.55m

Kitchen/Diner: 3.39m x 2.78m

Utility: 2.08m x 2.30m

Bathroom: 2.03m x 1.94m

Bedroom One: 3.61m x 3.31m

Bedroom Two: 3.67m x 2.83m

Outside Space: To the rear there is a patio area

Tenure: Freehold

Services: Mains Drainage, The Electric and Gas are on Smart Meters.

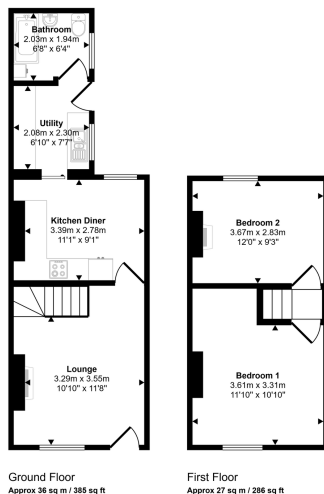
Boiler info: Located in the Bathroom. Combination boiler.

Loft: Boarded out, No loft.

Council Tax Band: B



Approx Gross Internal Area
62 sq m / 671 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Double Bedrooms
- Original fireplace with log burner
- Modern kitchen with utility room
- Ground-floor bathroom with shower over bath
- Central location in St. Asaph
- Close to amenities
- Friendly and welcoming neighbours
- Perfect First Home



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

llestates.co.uk
High Street, Rhuddlan LL18 2UA

01745 591811
sales@llestates.co.uk

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