



**6 Cae Bryn, St. Asaph , LL17 0RH**  
**Offers In The Region Of £169,999**



**Clough**  
AND Co



Nestled in the charming area of Cae Bryn, St. Asaph, this delightful property offers a comfortable living space situated within the popular City of St. Asaph which is known for its rich history and picturesque surroundings, making it an ideal location for those seeking a peaceful yet vibrant community.

The property boasts a well-designed layout that maximises the available space, providing a warm and inviting atmosphere. Whether you are a first-time buyer, a small family, or looking to downsize, this home presents a wonderful opportunity to create lasting memories. VIEWING IS HIGHLY RECOMMEND. NO ONWARD CHAIN.

Accommodation :- Porch, Lounge, Kitchen, 2 Bedrooms, En Suite & Bathroom

FOR SALE BY PRIVATE TREATY

GENERAL REMARKS

SITUATION & DIRECTIONS

6 Cae Bryn is situated within the buoyant City of St Asaph making it most convenient for travelling to neighbouring villages and towns for all local amenities to include post office store, primary, secondary schools and public house together with regular transport services. Further facilities and amenities are also easily accessible with the A55 North Wales Expressway only situated a short drive providing easy access to the beautiful North Wales coastline.

From our Denbigh office proceed down Vale Street (A543), at the traffic lights take a left onto the A543 at the roundabout take the second exit onto the A525 towards Trefnant, continue through Trefnant staying on the A525, upon reaching the City of St Asaph at the roundabout take the first exit onto the high street. Take the next right onto Geming Street and then take the second right onto Cae Bryn and the property can be seen signposted Clough & Co for sale board.

DESCRIPTION

A two bedroom mid terrace property benefiting from upvc double glazed windows and doors, private rear garden, parking space at the front of the property with additional communal parking.

The accommodation briefly comprises :-

FRONT ENTRANCE

PORCH

With tiled floor, fitted cupboard housing gas boiler with door into :-

LOUNGE

14'10" x 13'9" (4.53m x 4.20m)

A spacious lounge with exposed brick wall leading into the kitchen, engineered oak flooring, 2 central heating radiators, patio doors leading to the rear garden and stairs to first floor.

KITCHEN

7'7" x 7'9" (2.33m x 2.37m)

Comprising a range of pine effect wall and floor units including built in wine rack, laminate worktops, stainless steel sink unit with mixer taps, stainless steel built-in oven, stainless steel gas hob, integrated extractor fan, engineered oak flooring, tiled splash back and window to front aspect.

FIRST FLOOR

LANDING

With access to loft.

BEDROOM ONE

10'4" x 10'4" (3.16m x 3.15m)

With newly fitted carpets, central heating radiator, built-in wardrobe/storage cupboard with window to rear aspect.

EN SUITE

7'3" x 2'5" (2.21m x 0.74m)

With a low level wc, wall mounted wash hand basin, fitted shelving and tiled floor and walls.

BEDROOM TWO

9'2" x 7'2" (2.81m x 2.20m)

With newly fitted carpet, central heating radiator and window to front aspect.

BATHROOM

6'2" x 6'2" (1.89m x 1.89m)

Comprising a white suite to include corner bath with Triton shower over, pedestal wash hand basin, low level wc, central heating radiator, tiled walls and floor.

OUTSIDE

A spacious and private rear garden with a patio area together with an elevated patio area and decking area. To the front of the property there is parking space, small lawned area and store room housing electric meter box.

SERVICES

We are given to understand that Mains Electricity, Mains Water, Mains Gas and Mains Drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion. NB PROSPECTIVE PURCHASERS SHOULD SEEK VERIFICATION VIA THEIR OWN SOLICITORS IN THIS REGARD

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

PLANS & PARTICULARS

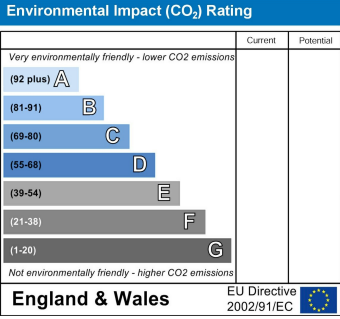
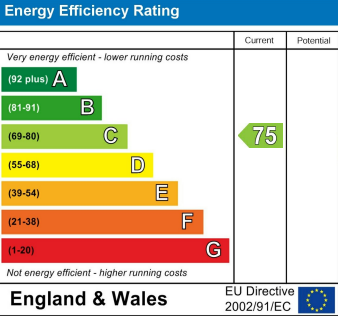
These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

BUYING PROCEDURE

Upon viewing this property, should you wish to proceed with a proposed purchase, please adhere to the following:- 1. Submit your offer as soon as possible to CLOUGH & CO in order that they can obtain their client's instructions. 2. Should your offer be accepted by our client (subject to contract), then details of your proposed purchase can then be confirmed to the relevant Solicitors.

SELLING PROCEDURE

Should you require a no obligation market appraisal of your own property then please contact our Denbigh Office (Tel: 01745 81 2049) to make an appointment for our Manager to discuss your requirements.



Vale Of Clwyd Mart Plas Glasdir, Denbigh Road, Ruthin, LL15 1PB

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— CLOUGH & CO —  
Residential, Agricultural, Commercial  
Auctioneers, Valuers, Surveyors, Land & Estate Agents