



**Bryn Mair Mount Road, St. Asaph,
Denbighshire, LL17 0DF**

£340,000

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EPC - E54

Council Tax Band - E

Tenure - Freehold

Mount Road, St. Asaph

3 Bedrooms - House - Detached

No Chain Video Tour Available... If you are looking for a beautifully presented and modern home then look no further. A stunning three bedroomed detached dormer bungalow, set in a sought after location in this popular small City of St Asaph. Offering charm and character with the open plan kitchen/diner being the hub of the home. Following with spacious accommodation throughout, comprising of lounge, shower room, and two bedrooms. To the first floor, a third bedroom, perfect for guests with a modern bathroom. Further benefits include ample off road parking, garage and rear garden. EPC Rating E54.



Description

The city of St Asaph is surrounded by countryside and views of the Vale of Clwyd. It is situated close to a number of busy coastal towns such as Rhyl, Prestatyn, Abergele, Colwyn Bay and Llandudno. The historic castles of Denbigh and Rhuddlan are also nearby.

Its proximity to the A55 also means it has excellent transport links to larger cities such as Chester and Liverpool.

Offering primary and secondary schools, Cathedral, River Elwy, variety of restaurants and cafes, Tweedmill outlet, leisure centre and a range of convenience shops.

Accommodation

uPVC obscure glazed door leads into:

Kitchen/Diner

25'2" x 14'11" (7.67 x 4.55 (7.66 x 4.54))

A modern open plan kitchen/ diner offering a fabulous entertaining space.

Offering a range of high gloss, wall, drawer and base units with Samsung Radianz Quartz work surfaces over, inset sink with mixer tap, four ring induction hob with extractor hood above and double oven below, integrated fridge, freezer and dishwasher, breakfast bar space, tiled splash back, tiled flooring, inset spotlighting, wall mounted radiator, power points, uPVC window to the rear and further uPVC French doors leads out to the rear patio offering stunning views over the rooftops and beyond.

Lounge

20'8" x 12'10" (6.30 x 3.91)

With a characterful modern style, offering feature beamed ceiling, inglenook brick fireplace with a granite hearth and multi-fuel log burner, wall mounted radiator, power points, uPVC window to the front and stairs off to first floor accommodation.



Shower Room

8'3" x 4'11" (2.51 x 1.50)

A modern, spacious shower room with exposed brick, double shower with glass privacy screen, low flush W.C, vanity unit and basin, heated towel rail and extractor fan.

Bedroom One

11'8" x 9'9" (3.56 x 2.97)

With radiator, power points and uPVC double glazed window to the front.

Bedroom Two

11'11" x 8'3" (3.63 x 2.51)

With radiator, power points and uPVC double glazed window to the side.

Landing

Bedroom Three

15'11" x 12'9" (4.85 x 3.89)

Perfect for a guest room with fitted wardrobes, storage cupboard, loft access hatch, under eaves storage, radiator, power points and double glazed Velux windows to each side and rear elevation.

Bathroom

8'5" x 7'7" (2.57 x 2.31)

Offering a white suite with low flush W.C, corner bath, pedestal basin, storage cupboard, part tiled walls and Velux window to the side.

Outside

The property is approached via a good size brick paved driveway for ample off road parking. Lawn area to the side bounded by a dwarf wall for privacy.

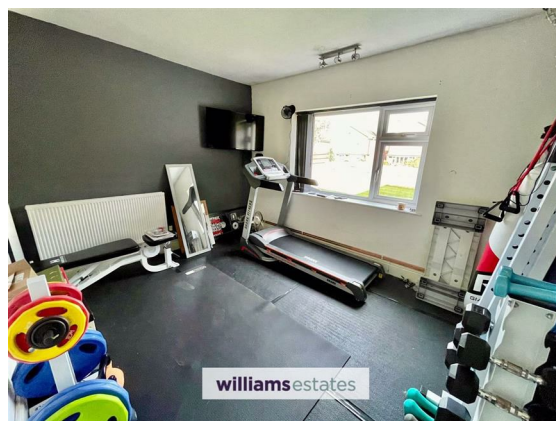
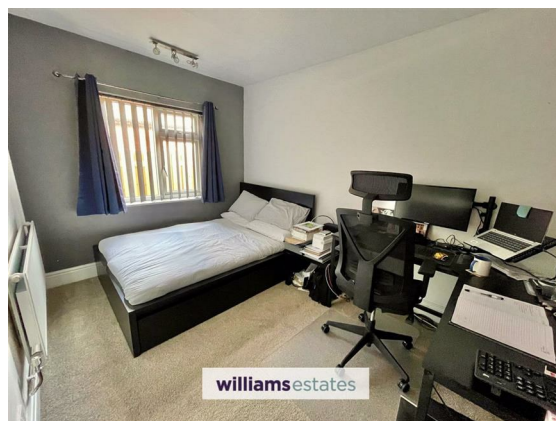
Access to the rear garden via both sides.

The rear garden offers a fabulous patio area for low maintenance, giving a private aspect with stunning views over the roof tops and beyond.

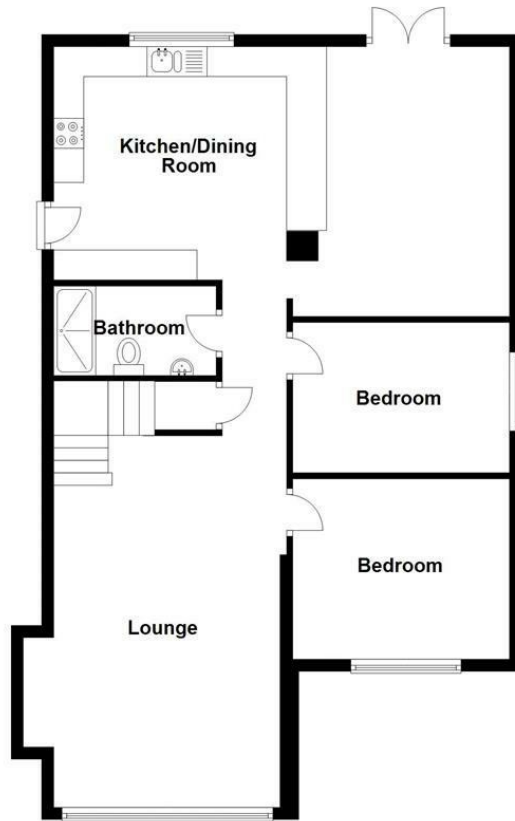
Garage

15'8" x 8'3" (4.78 x 2.51)

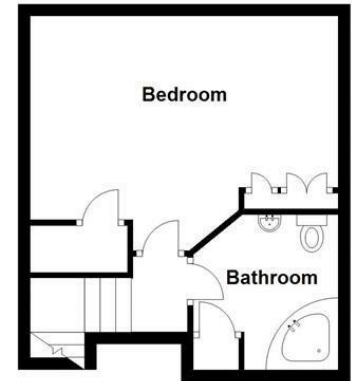
With power, lighting and ample storage space.



Ground Floor
Approx. 99.6 sq. metres (1071.6 sq. feet)



First Floor
Approx. 28.9 sq. metres (311.4 sq. feet)



Total area: approx. 128.5 sq. metres (1383.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.