



Bryn Hyfryd Tai Cochion, Waen, St. Asaph, Denbighshire, LL17 0AG

£300,000

 4  1  2  E

EPC - E47

Council Tax Band - D Tenure - Freehold

SUMMARY

**** No onward chain ** WITH LAND**A four bed roomed end terrace house, located a short distance from the A55 expressway providing easy access to the North Wales coast, Chester, Liverpool and Manchester. Occupying a sizeable plot of approximately 4 acres, with the right permission could be developed. The accommodation is in need of modernisation and offers two reception rooms, kitchen with wall in storage area and cloakroom. To the first floor a bathroom and four bedrooms. ****Fantastic opportunity**** EPC Rating E 47 - Tenure - Freehold - Council Tax Band - D



Accommodation

uPVC door with decorative glazed light leads into

Entrance Hall

7'0" x 3'6" (2.155 x 1.092)

With doors off

Snug/Study

8'5" x 7'0" (2.582 x 2.152)

With uPVC window to the front elevation.

Living Room

13'1" x 12'5" (4.002 x 3.807)

With inglenook, mounted electric heater, power points, beamed ceiling and uPVC window to the side elevation. Door leads into

Kitchen

14'10" x 10'11" (4.526 x 3.349)

With a range of wall, drawer and base units with worktops over, one and half sink and drainer with mixer tap, tiled splash backs, electric heater, void for fridge, plumbing for a washing machine and dishwasher, electric consumer box and uPVC window to the rear elevation.

Rear Porch

10'4" x 2'10" (3.170 x 0.888)

With quarry tiled flooring, uPVC windows and uPVC glazed door leading to the rear/side elevation. Arch leads into

Pantry

8'8" x 4'0" (2.665 x 1.233)

With quarry flooring, power points, shelving and uPVC window to the rear.

Cloakroom

6'1" x 5'4" (1.869 x 1.629)

With low flush W.C, wall hung washbasin with tiled splash backs, quarry tiled flooring and obscure uPVC window to the rear.

Dining Room

13'2" x 15'1" (4.029 x 4.622)

With stairs off to the first floor, uPVC windows to the front elevation and mounted electric heater.

Stairs/Landing

14'8" x 2'11" (4.492 x 0.910)

The landing has rooms off and inbuilt storage cupboard.

Bedroom One

15'1" x 12'5" (4.611 x 3.789)

Good sized room being light and airy with inbuilt storage cupboards and uPVC windows to the front and side elevations, enjoying lovely views.





Bedroom Two

12'6" x 7'10" (3.822 x 2.399)

With uPVC window to the front elevation and electric mounted heater.

Bedroom Three

10'3" x 11'10" minimum 15'0" maximum (3.141 x 3.623 minimum 4.596 maximum)

With uPVC window to the front elevation.

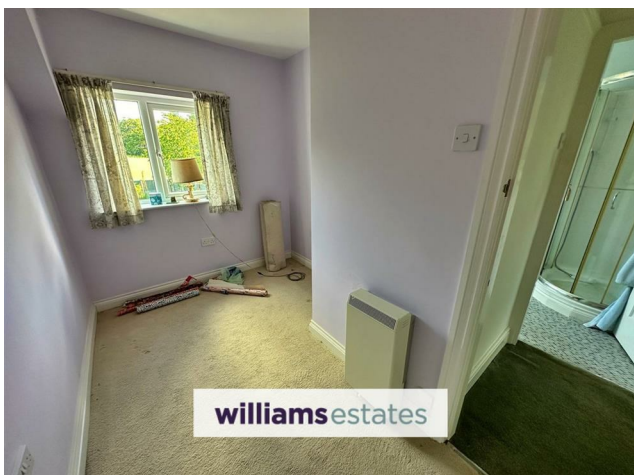
Step from landing leads to inner landing

3'0" x 3'3" (0.915 x 1.006)

Bedroom Four

11'3" maximum, 4'10" minimum x 7'1" maximum 4'9" m (3.452 maximum, 1.488 minimum x 2.173 maximum 1.464)

L shaped room with power points, electric wall heater and uPVC window to the rear elevation again with lovely views.



Bathroom

7'3" x 11'5" maximum 8'0" minimum (2.234 x 3.481 maximum 2.447 minimum)

Good sized bathroom with four piece suite comprising of a low flush W.C, pedestal washbasin with mixer tap, panelled bath with tiled wall surround, shower enclosure, linoleum flooring, mounted electric heater, extractor fan and obscure uPVC window to the rear.

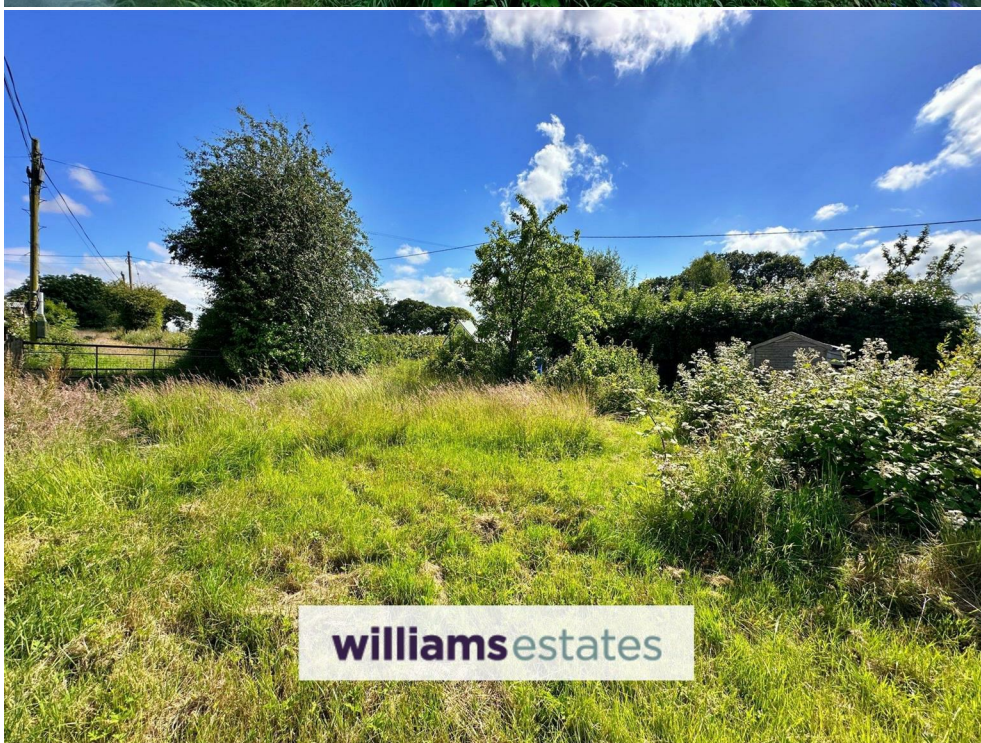


Outside

The property is approached by a stone wall and pathway leading to the front door, having stocked borders to either side. The pathway continues to the side elevation with a raised lawned garden with mature tree. Continuing along to a further raised lawn and then to the rear elevation and rear porch.



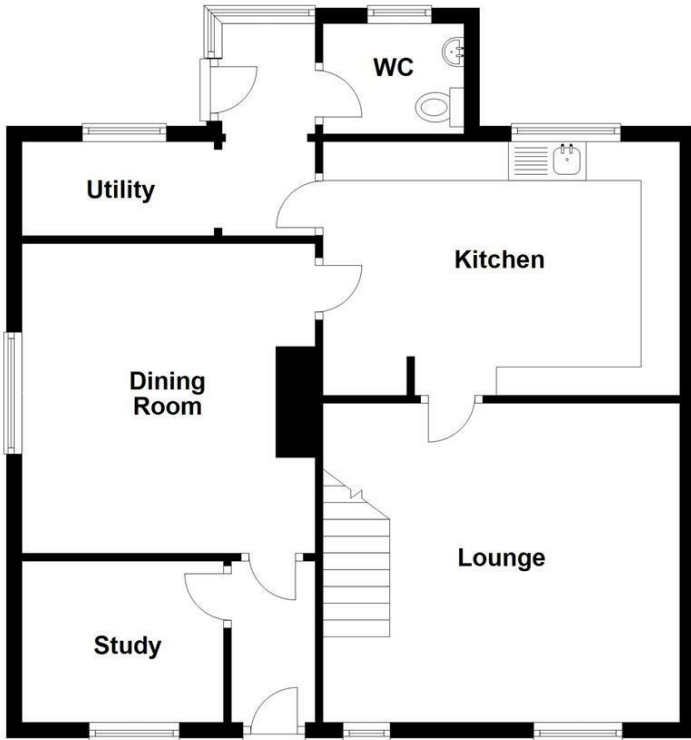






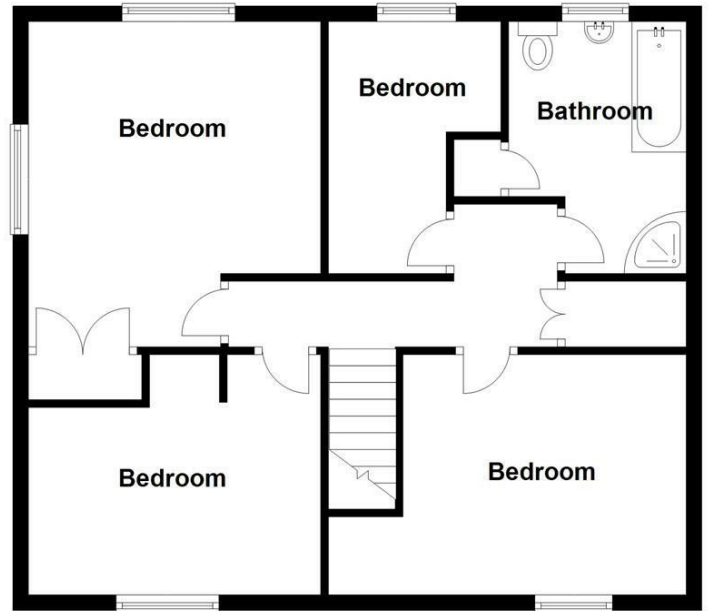
Ground Floor

Approx. 68.1 sq. metres (732.8 sq. feet)



First Floor

Approx. 62.5 sq. metres (673.1 sq. feet)



Total area: approx. 130.6 sq. metres (1405.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	47	
(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.