

# williams estates



**14 Bryn Coed, St Asaph, LL17 0DQ**

**£425,000**

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**EPC - C74**

**Council Tax Band - F Tenure - Freehold**

## SUMMARY

Video Tour Available... If you are looking for a beautifully presented and modern family home then look no further. Williams Estates are delighted to bring to the market this stunning four bedroom detached house with modern features throughout. Situated on the popular Bryn Coed development in the cathedral city of St Asaph. With the A55 expressway being within easy access, this spacious property is conveniently placed for potential buyers who have links to Chester, Liverpool, Manchester etc. The accommodation comprises entrance hall, lounge, dining room, conservatory, kitchen, utility room, downstairs cloakroom, four bedrooms, ensuite and bathroom. Other benefits include good sized rear garden ideal for dining Alfresco, double glazing throughout and gas central heating. Viewing is highly recommended to appreciate this beautiful home. Council Tax Band - F EPC Rating - TBC



## Accommodation

### Entrance Porch

uPVC double glazed window to the side elevation, built in storage cupboard, obscured timber door with obscured glazed panel adjacent opens into:

### Entrance Hallway

Spacious hallway comprising radiator, under stairs storage cupboard, stairs off to first floor accommodation, door under the stairs opens into:

### Lounge

18'1" x 12'1" (5.523 x 3.695 )

uPVC double glazed window looking to the front elevation, radiator, fire place with gas fire (has not been used in many years) and power points.

### Dining Room

12'4" x 10'6" (3.775 x 3.220 )

Radiator, power points, wooden framed double glazed sliding doors leading into the conservatory.

### Conservatory

13'9" x 11'10" (4.212 x 3.621 )

Tiled flooring, uPVC double glazed windows looking to the rear garden and power points.

### Kitchen

12'4" x 13'9" (3.781 x 4.214 )

uPVC double glazed window looking to the rear, radiator, power points, plumbing for a dish washer, extractor hood, wall, draw and bottom cabinets with work tops over.

### Utility Room

9'8" x 12'4" (2.958 x 3.778 )

uPVC frosted double glazed window looking to the rear, uPVC double glazed door to the side, plumbing for a washing machine, boiler, power points, wall and bottom cabinets with worktop over. Access to the downstairs cloakroom and integral garage.

### Downstairs Cloakroom

4'10" x 4'10" (1.486 x 1.486)

Frosted uPVC double glazed window looking to the side, sink basin, W/C and radiator.

### Master Bedroom

12'0" x 16'0" (3.675 x 4.897)

uPVC double glazed window looking to the front elevation, radiator, fitted wardrobes and power points.

### Ensuite

6'4" x 5'0" (1.948 x 1.543 )

uPVC frosted double glazed window looking to the front elevation, sink basin, walk in shower and radiator.





#### Bedroom Two

10'6" x 12'5" (3.215 x 3.800 )

uPVC double glazed window looking to the rear, radiator and power points.

#### Bedroom Three

9'0" x 12'0" (2.764 x 3.661 )

uPVC double glazed window looking to the rear, radiator, fitted wardrobes and power points.

#### Bedroom Four

9'0" x 9'8" (2.764 x 2.969 )

uPVC double glazed window looking to the rear, radiator and power points.



#### Barthroom

8'11" x 9'1" (2.718 x 2.770 )

Frosted uPVC double glazed window looking to the side, bath with hand held shower, w/c, sink basin, airing cupboard, and wall cabinets.

#### Outside

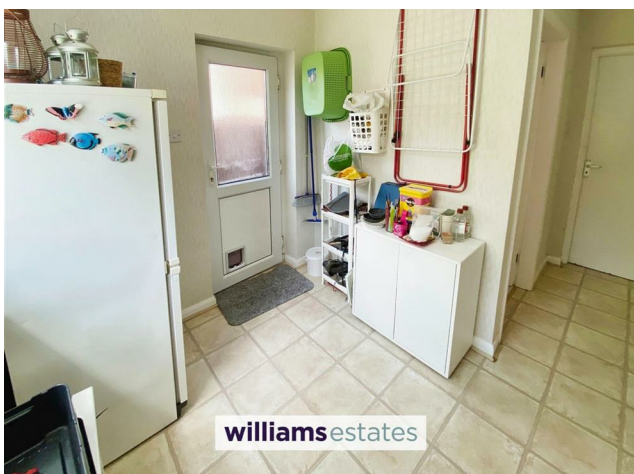
To the front of the property a paved driveway with off road parking for two vehicles leads you to the integral garage, with a lawned area adjacent and paths with timber gates lead down the side of the property to the rear garden. The rear garden is south westerly facing, mainly laid to lawn with mature established borders, a flagged patio area with timber shed, and woodland.



#### Garage

18'2" x 9'3" (5.550 x 2.825 )

Access from the utility room, up and over garage door and use of electric in the garage.





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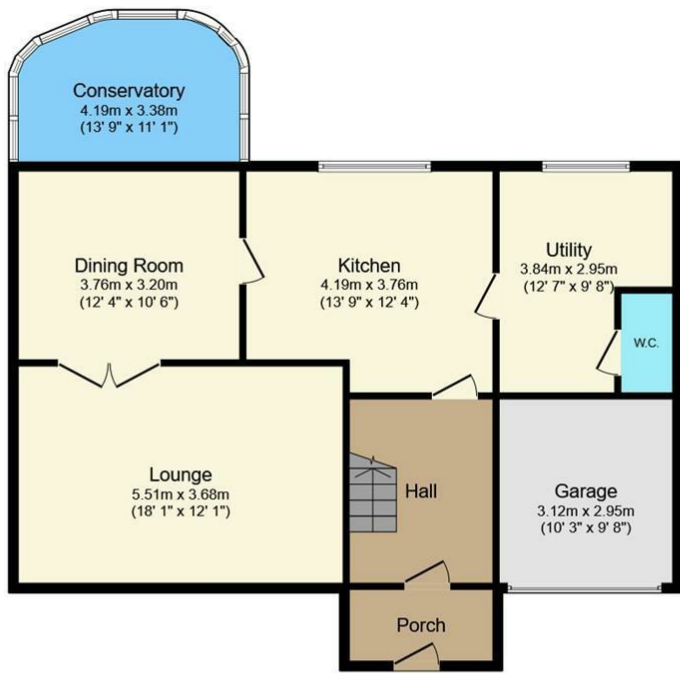
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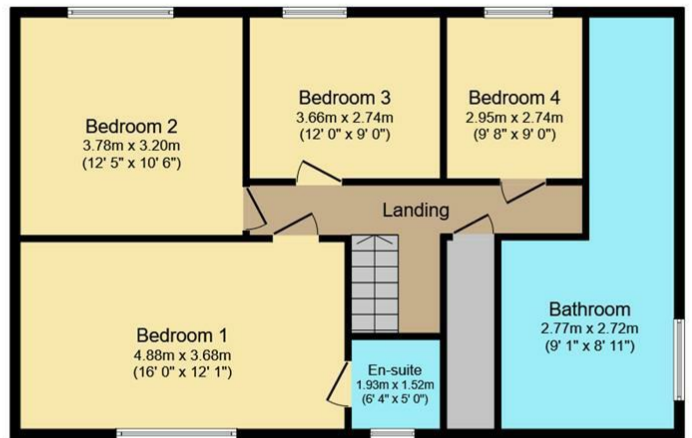
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**Ground Floor**  
Floor area 89.7 m<sup>2</sup> (966 sq.ft.)



**First Floor**  
Floor area 77.5 m<sup>2</sup> (835 sq.ft.)

**TOTAL: 167.3 m<sup>2</sup> (1,801 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	<b>81</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.