



**15 Tan Y Bryn, St. Asaph, Denbighshire,  
LL17 0PU**

**£220,000**

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**EPC - C70**

**Council Tax Band - D**

**Tenure - Freehold**



# Tan Y Bryn, St. Asaph

## 2 Bedrooms - Bungalow - Semi Detached

**\*\*NO ONWARD CHAIN\*\***A two bedroomed link-detached bungalow situated in the cathedral city St Asaph. The accommodation comprises living room, kitchen/dining room, additional dining room, two bedroom and shower room. Benefits include gas central heating, double glazing, ample off-road parking and garage. Viewing is recommended. EPC Rating E43



### Front Porch

uPVC double glazed door leading into the entrance porch, double glazed window to the front elevation, tiled floor and double glazed door into the entrance hall.

### Entrance Hallway

Loft access and radiator.

### Living Room

17'0" x 11'6" (5.20 x 3.53)

Coved ceiling, radiator, focal point fire, uPVC double glazed, tv plinth, uPVC double glazed window and door to the rear elevation and uPVC double glazed window to the front.

### Dining Area

8'10" x (2.70 x )

Radiator, tiled floor, opens to the kitchen.

### Kitchen

8'10" x 7'10" (2.70 x 2.40 )

Wall, drawer and base units with worktop over, single drainer sink with mixer tap, tiled splash back, integrated double oven, four ring gas hob and uPVC double glazed windows and door to the rear elevation.

### Dining Room/Study

8'10" x 8'0" (2.70 x 2.45 )

Radiator and uPVC double glazed window to the rear elevation.

### Bedroom One

11'9" x 9'10" (3.60 x 3.00 )

Built-in wardrobes, radiator and uPVC double glazed window to the front elevation.

### Bedroom Two

11'8" x 9'10" (3.56 x 3.00 )

Radiator and uPVC double glazed window to the side elevation.

### Shower Room

8'3" x 5'6" (2.54 x 1.70 )



## Garage

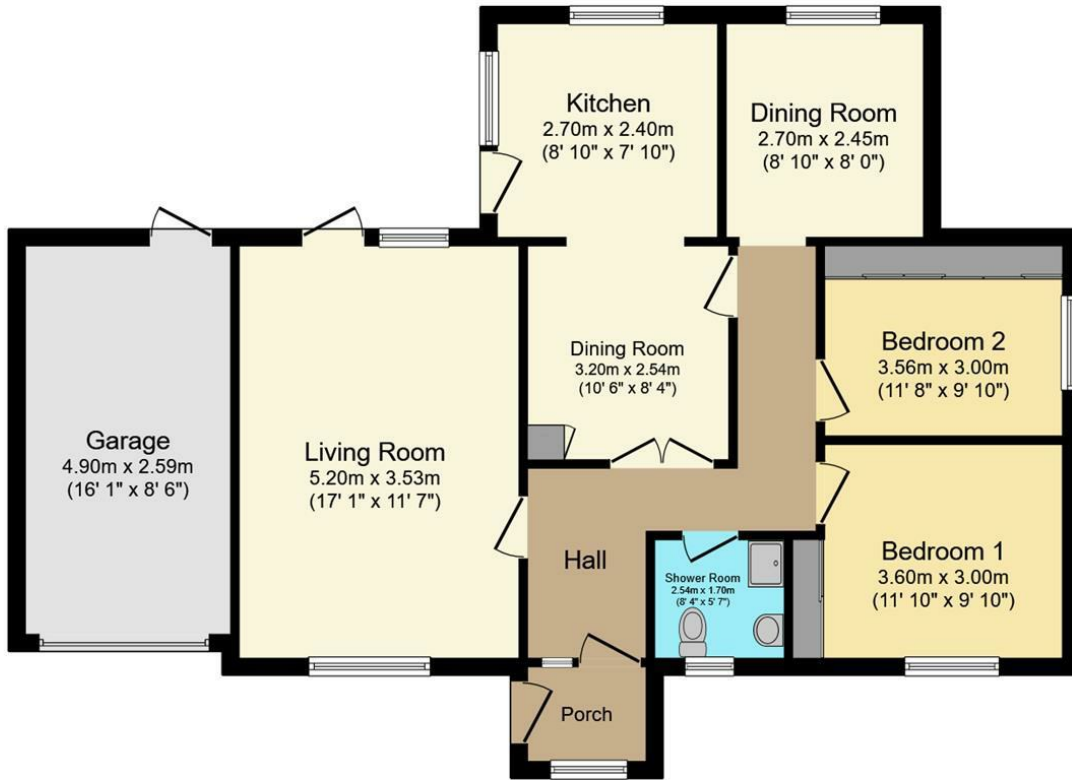
16'0" x 8'5" (4.90 x 2.59)

Power and lights.

## Outside

The front provides ample off road parking, garage with up and over door. The rear garden is lawned with patio areas and decorative slate chippings.





### Floor Plan

Floor area 84.1 sq.m. (905 sq.ft.)

TOTAL: 84.1 sq.m. (905 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.