



**13 Llys Wylfa, Off Bryn Gobaith, St Asaph, LL17 0EA**

**£475,000**

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**EPC - B83**

**Council Tax Band - E Tenure - Freehold**

# SUMMARY

This beautifully presented bungalow, built in 2023 situated in a quiet cul-de-sac in St. Asaph, offering modern living with high-spec finishes throughout. The property features off-road parking, a single garage, and low-maintenance gardens at both the front and rear. Inside, the open-plan kitchen and living area provide a spacious, contemporary feel. The bungalow boasts three bedrooms, one of which includes an en-suite and a family bathroom. Viewing is highly recommended. EPC Rating - B83.



## Accommodation

Composite front door with a glazed panel to the side, opening into

## Entrance Hall

With doors off to all rooms, double radiator and loft access hatch.

## Living Room

24'5" x 14'1" (7.45 x 4.30)

A bright and spacious room featuring a stylish uPVC bifold door that opens onto the rear garden, flooding the space with natural light. The room is illuminated by sleek down lighters and has three double radiators and a electric fire. It offers ample wall sockets for convenience and seamlessly flows into the adjoining kitchen through an opening.



## Kitchen

10'7" x 15'7" (3.25 x 4.75)

Featuring quartz worktops complemented by matching wall and base units, this kitchen is designed for both style and functionality. It includes a built-in wine cooler, a convenient breakfast bar, and an integrated AEG hob with an extractor fan overhead, all set against a sleek quartz splashback. Additional highlights include an integrated AEG oven, fridge, freezer, and dishwasher, along with a modern sink with a mixer tap. A uPVC double-glazed window on the side elevation adds natural light, ample wall sockets with USB ports while the space opens into the utility room.



## Utility Room

10'7" x 4'11" (3.25 x 1.50)

The tiled flooring from the kitchen extends seamlessly into this area, maintaining a cohesive design with matching quartz worktops, wall, and base units. It offers provisions for a washing machine and features a sleek sink with a mixer tap, set against a stylish quartz splashback. A uPVC double-glazed window on the front elevation, while a composite glazed door on the side provides convenient outdoor access.



## Bedroom One

12'9" x 14'11" (3.90 x 4.55)

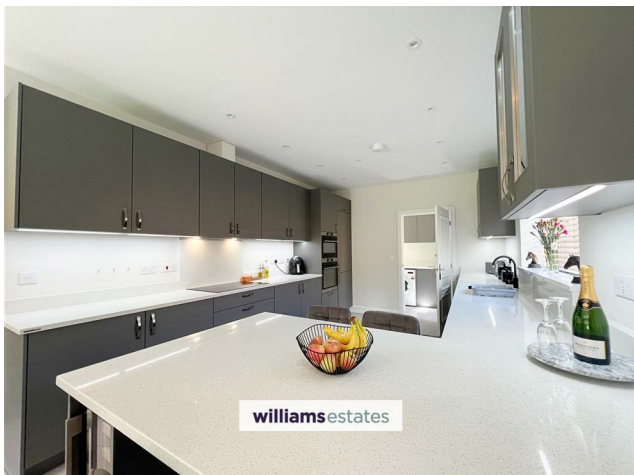
Bright and airy room with two uPVC double glazed windows to the front elevation, a double radiator, wall sockets and USB ports and an en-suite.

## En-Suite

6'10" x 6'4" (2.10 x 1.95)

Tiled flooring, half tiled walls, corner shower enclosure which is fully tiled, low flush W.C., vanity wash basin, an obscure uPVC double glazed window to the side elevation, chrome heated towel rail, an extractor fan and shaving point.





### Bedroom Two

12'7" x 10'2" (3.85 x 3.10)

Double bedroom with an expansive uPVC double glazed window to the rear elevation, a double radiator, wall sockets with USB ports.

### Bedroom Three

9'0" x 9'8" (2.75 x 2.95)

Having a uPVC double glazed window to the front elevation, radiator, wall sockets with USB ports.

### Family Bathroom

8'6" x 6'4" (2.60 x 1.95)

This bathroom is fully tiled from floor to ceiling for a sleek, modern look. It features a panelled bath with a glazed screen and shower overhead, complemented by a chrome heated towel rail. Additional highlights include a low-flush W.C., a stylish vanity wash basin, and an LED illuminated mirror. A uPVC obscure double-glazed window on the side elevation and an extractor fan.

### Outside

The front elevation offers ample off-road parking for multiple vehicles, alongside a single garage and access to the rear via both sides of the property, down lighting to the front side and rear elevation. The rear garden is predominantly laid to lawn and featuring a paved seating area. Mature trees line the borders, complemented by a brick garden wall and enclosed by timber fencing for added privacy. The exterior also boasts practical additions such as a water tap and an outdoor wall socket.

### Garage

19'6" x 10'2" (5.95 x 3.10)

Having an Electric garage door

### Additional Comments

Currently has 9 years left on the LABC warranty. Worcester combination boiler with thermostatic control for potentially each room.





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### Floor Plan

Floor area 128.5 m<sup>2</sup> (1,383 sq.ft.)

TOTAL: 128.5 m<sup>2</sup> (1,383 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>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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	

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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