



**17 Tan Y Bryn, St Asaph, Denbighshire,
LL17 0PU**

£265,000

 3  1  1  D

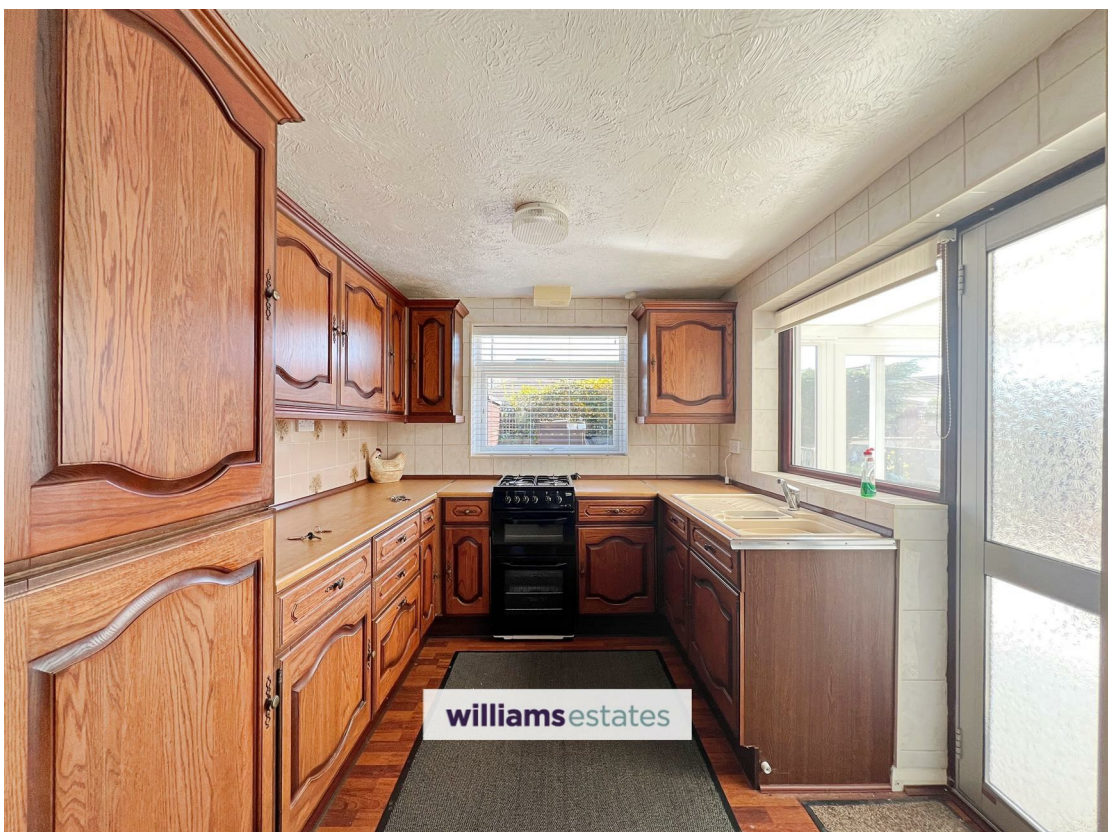
EPC - D58

Council Tax Band - D Tenure - Freehold

SUMMARY

NO CHAIN - A three-bedroom detached bungalow located in Tan Y Bryn, offering convenient access to the A55 expressway and a range of local amenities. This spacious home boasts two driveways, providing ample off-road parking for multiple vehicles, along with attractive front and rear gardens.

The accommodation includes a welcoming entrance hall, a living room, a bright conservatory, and a kitchen/diner. There are three well-proportioned bedrooms, a family bathroom, and the added benefit of a loft conversion, ideal for additional living space or storage. EPC Rating - TBC, Council Tax band - D , Tenure - Freehold.



Accommodation

uPVC glazed door leads into

Entrance Porch

4'10" x 4'4" (1.481 x 1.321)

With uPVC double glazed windows and a timber glazed door leading into the entrance hall.

Entrance Hall

7'11" x 12'2" (2.429 x 3.717)

With doors off to all rooms and a double radiator.

Living Room

17'2" x 11'5" (5.246 x 3.483)

A bright and spacious living room with a uPVC double glazed window to the front elevation, electric fire, granite hearth, sliding doors into the conservatory and a double radiator.

Kitchen

21'2" x 8'6" (6.465 x 2.598)

Fitted with complementary worktops, a range of wall and base units, and a freestanding oven with a four-ring gas hob, this kitchen also features a stainless steel sink with mixer tap and drainer, integrated fridge and freezer, and tiled splashbacks. A uPVC window overlooks the rear elevation, with an internal window providing a view into the conservatory. Additional features include ample power points, space for a dining table, and access to a bedroom/sitting room. A staircase from the kitchen also leads up to the converted loft space, offering flexible additional accommodation.

Sitting Room/Bedroom

8'4" x 9'1" (2.564 x 2.775)

Comprising of a double radiator and a uPVC double glazed window to the rear elevation.

Conservatory

9'2" x 11'2" (2.816 x 3.407)

With uPVC windows surrounding and uPVC sliding doors leading to the rear.

Bedroom One

11'10" x 10'1" (3.621 x 3.092)

With a uPVC double glazed window to the front and a double radiator.

Bedroom Two

8'8" x 11'7" (2.660 x 3.542)

With a range of fitted wardrobes and dressing unit, a double radiator and a uPVC double glazed window to the side elevation.





Loft Conversion

11'8" x 10'5" (3.569 x 3.187)

With a storage cupboard into the eaves and a large storage cupboard, a single radiator and a uPVC double glazed window to the front elevation

Bathroom

8'2" x 5'6" (2.513 x 1.686)

Tiled from floor to ceiling, low flush W.C., walk in shower enclosure, vanity wash basin, extractor fan, double radiator and an obscure uPVC double glazed window to the front elevation.

Garage

16'4" x 8'3" (5.001 x 2.532)

With an electric door, uPVC window to the rear and a uPVC door leading to the rear garden and provisions for a washing machine.

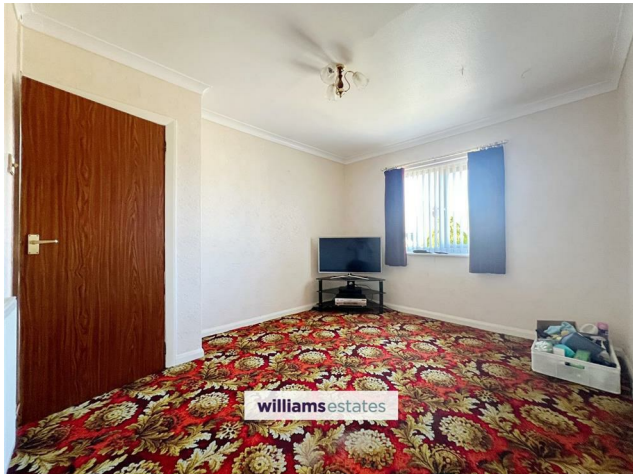
Outside

There is off road parking for multiple vehicles with two driveways. The front provides mature shrubs and hedges, a single garage with an electric door, and access to the rear garden via metal gate.

The rear garden is low-maintenance offering a peaceful outdoor space, perfect for entertaining. Featuring a spacious paved patio area, it provides plenty of room for outdoor furniture. A pond with a small wooden bridge adds character, while mature hedging offers privacy. A well-kept wooden outbuilding sits at the rear, ideal for use as a workshop, studio, or storage.

Directions

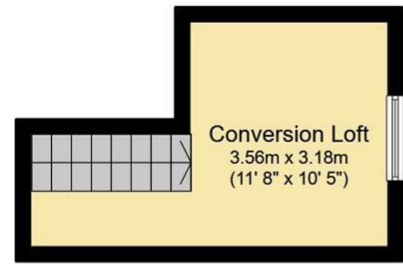
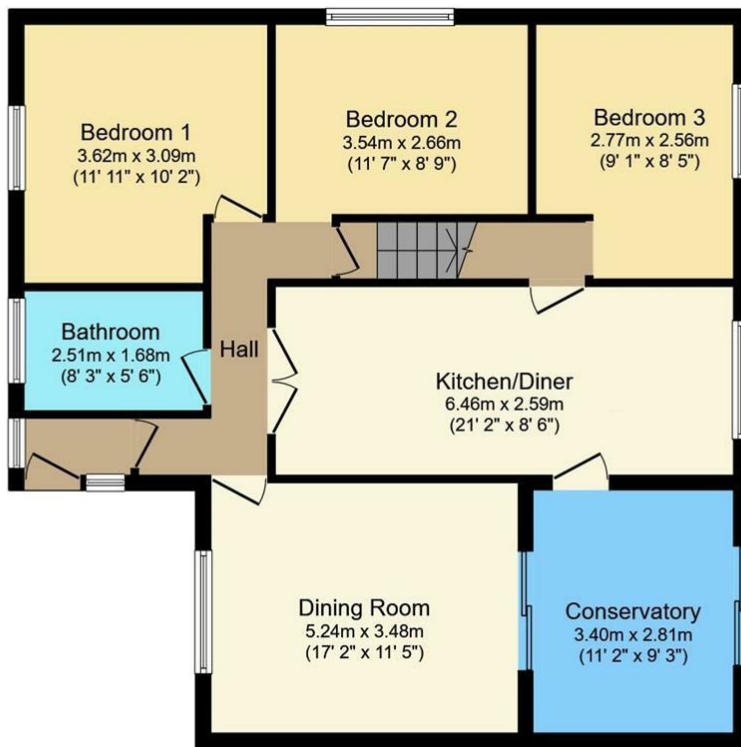
From our Williams Estates Office, continue to the bottom of Vale Street, take a left turning onto Rhyl Road, continue to the round about and take your second exit, continue to Trefnant, and continue through to St. Asaph, as you come into St. Asaph, continue to the mini-round about, take your first left and continue to the bottom of the high street, over the bridge, and at the round about, take your second exit, continue and take your second turning on the left, just after the car wash onto 'Heol Esgob' continue all the way to the bottom of the road and take a right turning onto Tan Y Bryn, the property will be found on your right hand side by way of our For Sale Board.











Total floor area: 101.0 sq.m. (1,087 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

williams
estates

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 817417
Denbigh@williamsestates.com

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.

williamsestates