

Riverview, 5 Bryn Arthur, St. Asaph, Denbighshire, LL17 0DP

£280,000

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EPC - C70 Council Tax Band - D Tenure - Freehold

Bryn Arthur, St. Asaph

3 Bedrooms - Bungalow - Detached

No Onward Chain! - Offered for sale, a three bedroom detached bungalow situated in the popular area of Upper St Asaph. Offering easy access to the A55 expressway, local amenities and schools. The property offers extensive gardens with lovely views overlooking the city and surrounding areas. In brief, the property comprises of entrance hall, spacious lounge, kitchen/diner with utility and additional room off, three bedrooms and bathroom. Further benefits include driveway for ample off road parking, a good size corner plot with gardens around and double glazing. Viewing is recommended. EPC Rating C70.



Accommodation

Double glazed double doors with featured glazed panels lead into:

Porch

Tiled flooring and accommodation off.

Entrance Hallway

With radiator, power points and loft access hatch.

Lounge

19'10" x 11'4" (6.05m x 3.45m)

A spacious lounge with bay window to the front elevation, further window to the side, feature fireplace with gas fire, radiator and power points.

Kitchen/Diner

23'6" x 11'6" (7.16m x 3.51m)

A fabulous size kitchen/diner with a range of wall, drawer and base units with work surfaces over, stainless steel sink with double bowl, integrated four ring hob with extractor hood above, integrated double oven, tiled splash backs, radiator, power points, window to the rear and side enjoying fabulous views.

Additional Room off the Kitchen

9'10" x 9'1" (3.00m x 2.77m)

An additional room with great potential for a second sitting room/dining room. With storage cupboards, radiator, and a fitted unit with basin.

Utility

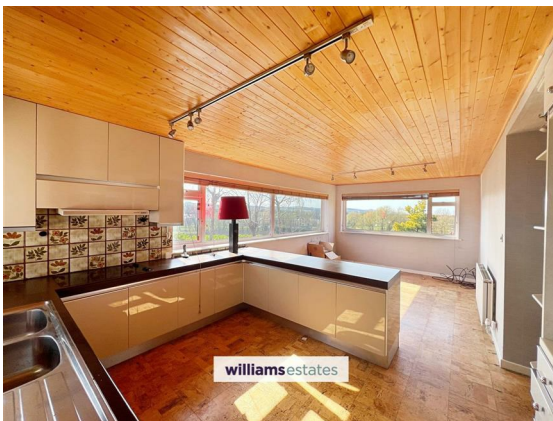
5'8" x 5'8" (1.73m x 1.73m)

With 'Glow Worm' gas central heating boiler, space for fridge freezer, plumbing for washing machine and double glazed window to the rear with door leading to the rear garden.

Bedroom One

11'0" x 10'0" (3.35m x 3.05m)

A good size bedroom with fitted wardrobes, radiator, power points, window to the side and front elevation.



Bedroom Two

10'11" x 9'9" (3.33m x 2.97m)

Having fitted wardrobes, radiator, power points, window to the side elevation.

Bedroom Three

7'8" x 7'2" (2.34m x 2.18m)

Having fitted wardrobes, radiator, power points, window to the side elevation.

Bathroom

5'10" x 5'9" (1.78m x 1.75m)

Offering a three piece suite with low flush W.C, pedestal wash basin, panelled bath with shower over, radiator, fully tiled walls and window to the front.

Outside

The property is approached via a good size driveway for ample off road parking and car port.

Access around the property with a variety of shrubs, hedging and fruit trees, bounded by timber fencing for privacy.

Directions

Proceed from Denbigh Office, Crown Lane, Denbigh LL16 3AA.

Head north on Crown Lane towards Chapel Place

Slight right onto Beacon's Hill

Turn left onto Charnell's WI

Turn right onto Barkers' Well Ln

At the roundabout, continue straight onto Ffordd Y Graig

Slight right

Turn right onto Allt Goch/B5381

Turn left onto St Asaph Rd/A525

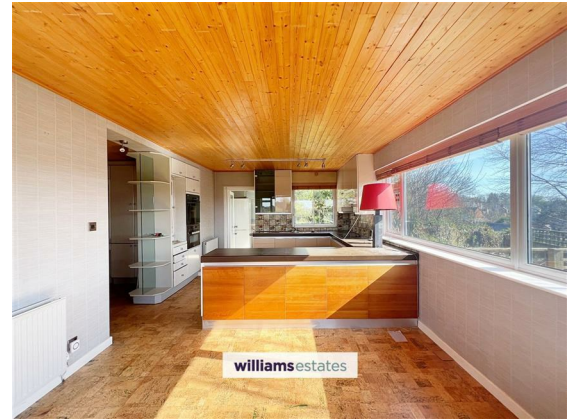
Continue to follow A525

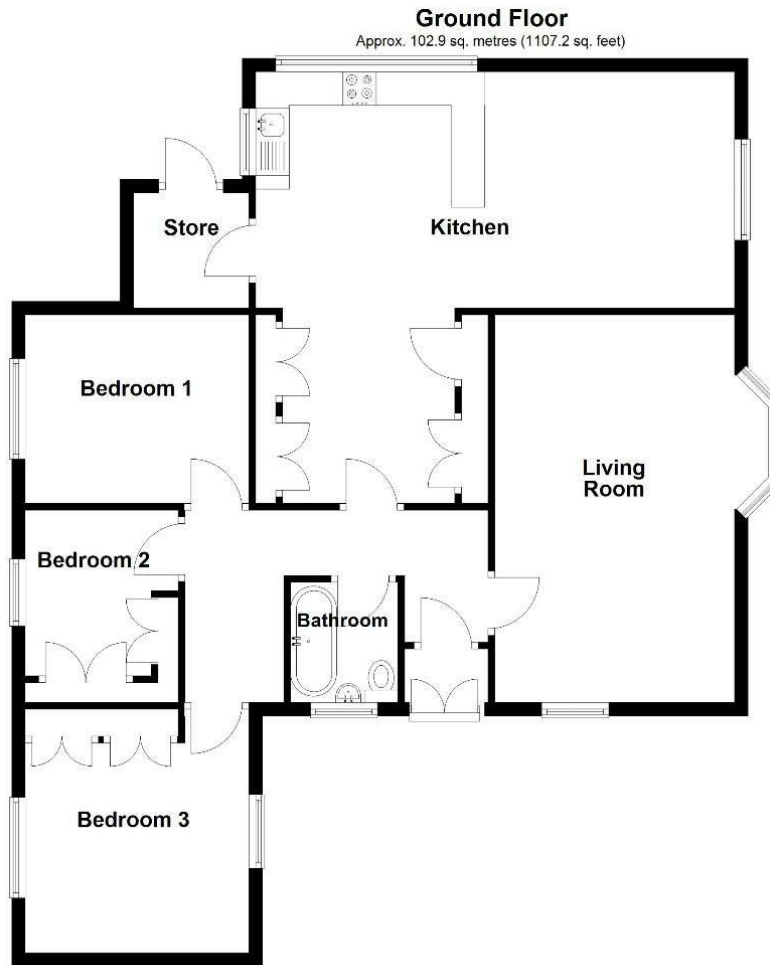
At the roundabout, continue straight onto Mount Rd

Turn left onto Red Hill

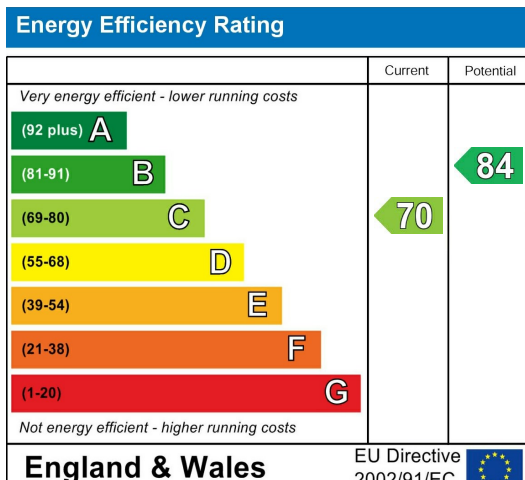
Red Hill turns left and becomes Bryn Arthur

Destination will be on the left hand side at the end of the cul-de-sac





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.



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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.