



**7 Bronwyfha Square, St. Asaph,  
Denbighshire, LL17 0BU**

**£170,000**

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**EPC - D63    Council Tax Band - C    Tenure - Freehold**



# Bronwylfa Square, St. Asaph

## 2 Bedrooms - House - Terraced

Situated in a convenient and well-connected location, this spacious two-bedroom mid-terraced property offers spacious living over three floors, making it an ideal home for first-time buyers, small families, or investors.

Comprising of a spacious lounge, dining room and kitchen to the ground floor.

Upstairs, the first floor features a good-sized double bedroom and bathroom complete with both bath and shower facilities. The second bedroom, located on the third floor is ideal as a main bedroom, guest suite, or home office.

To the rear, a good-sized patio garden, perfect for outdoor dining and low-maintenance relaxation. Viewing is highly recommended. EPC Rating D63.



### Accommodation

Composite door gives access into:

### Entrance Hall

Coor mat floor, original wood door opening to the lounge

### Lounge

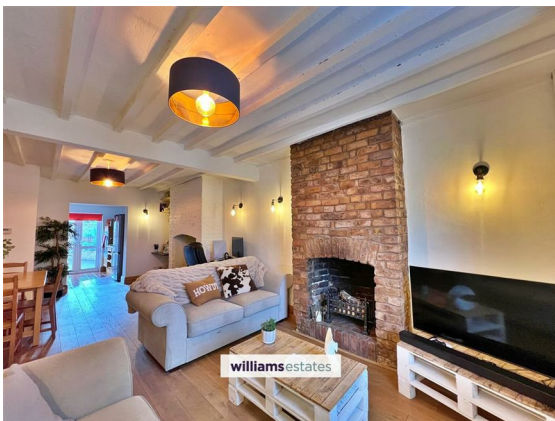
Beautiful solid oak flooring, door leading to the stairwell, and a charming exposed brick chimney breast—offering potential for a real fire or log burner. A multi-paned glazed window to the front aspect floods the space with natural light. Wall-mounted radiator, with an open plan flow into the dining room.

### Dining Room

With continued solid oak flooring, feature fireplace with exposed bricks, wall mounted radiator, power points, feature beamed ceiling and an opening into the kitchen.

### Kitchen

A fitted kitchen with a range of solid wood wall, drawer, and base units topped with a distinctive tiled worktop, this characterful kitchen features an inset eye-level double oven and a gas hob with an extractor hood above. Additional highlights include an integrated dishwasher, space for a fridge freezer, and a 1.5 bowl composite sink with mixer tap. Traditional quarry tiled flooring, tiled splashbacks and exposed ceiling beams. Natural light pours in through a uPVC double glazed window and French doors that open directly onto the rear garden. A wooden door leads through to the utility area.



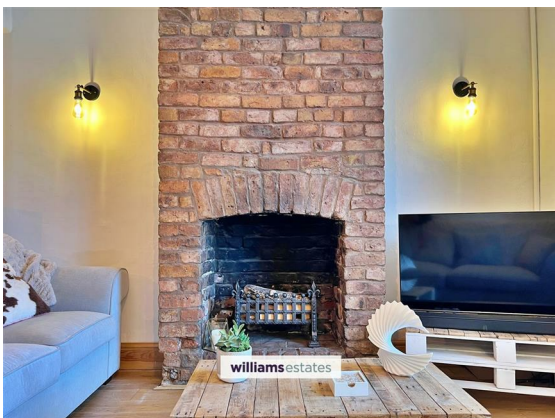
### Utility

Plumbing for washing machine and space for tumble dryer

### Landing

Double glazed window to the rear, power points and further accommodation off.

Stairs off to third floor.



## Bedroom One

Double glazed windows to the front aspect, wall mounted radiator, two built in wardrobes, and a feature fireplace.

## Bedroom Two

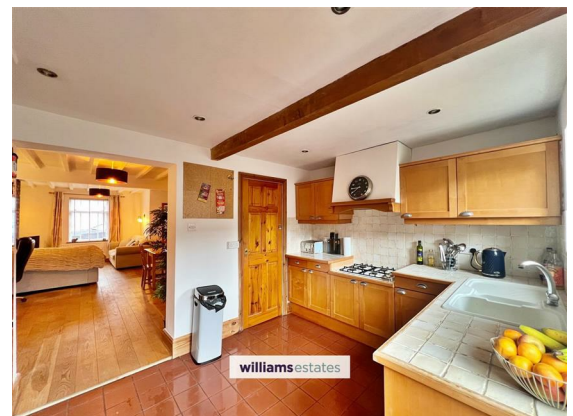
A characterful space featuring a solid wood floor and an exposed brick feature wall. Natural light pours in through a rear-facing uPVC double glazed window and a Velux roof window. Additional highlights include exposed wooden ceiling beams, a built-in alcove ideal for wardrobe space, and a wall-mounted radiator.

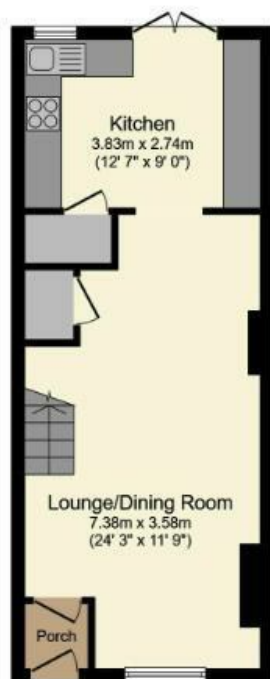
## Bathroom

A generously sized and well-appointed bathroom featuring a walk-in double shower enclosure with a powerful mains shower, and a luxurious sunken deep bath complete with a traditional telephone-style shower attachment. Additional fittings include a close-coupled WC and a vanity unit with an inset wash hand basin, storage cupboards beneath, and a coordinating worktop surround. The room is finished with part-tiled walls, a wall-mounted radiator, and a heated towel rail. A cupboard discreetly houses a combination boiler. Natural light filters in through a rear-facing uPVC double glazed window.

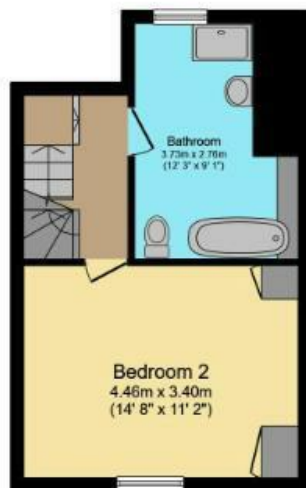
## Outside

A low-maintenance outdoor space featuring a smart block-paved patio—perfect for relaxing or entertaining. A raised, well-established flower bed framed by decorative brickwork, while a brick wall surround provides privacy and character. An outdoor tap is conveniently installed for easy garden upkeep.





**Ground Floor**

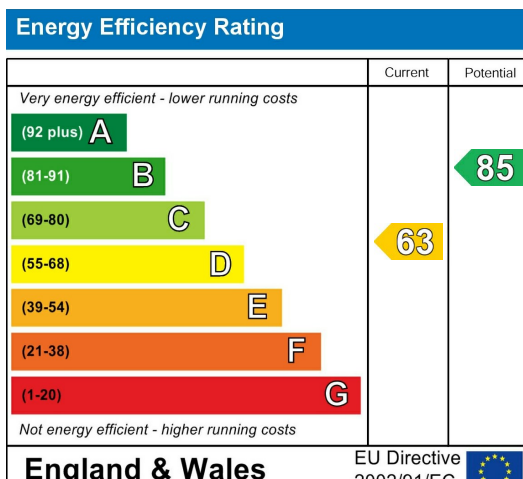


**First Floor**



**Second Floor**

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.