



38 Tan Y Bryn, St. Asaph, LL17 0PU

£195,000

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EPC - C73 Council Tax Band - C Tenure - Freehold

Tan Y Bryn, St. Asaph

2 Bedrooms - Bungalow

A well-presented semi-detached bungalow located in the desirable Lower St Asaph area. Ideally positioned just a short walk from local amenities and offering excellent access to the A55 expressway, providing convenient travel links across the region.

The property boasts spacious accommodation throughout, including two generously sized double bedrooms, lounge, kitchen/breakfast room and bathroom.

Outside, a low maintained rear patio garden with stunning views, perfect for relaxing or entertaining. As Well as access to the detached garage.

Further benefits include; The fuse box has been replaced and a RCD fitted, a hard wired smoke detector fitted, rewiring work do in the hallway and garage which has had new plugs and lighting fitted, a new bathroom light fitted. Early viewing is highly recommended to fully appreciate all this delightful home has to offer. EPC Rating: C (73)



Accommodation

Double glazed front door gives access into:

Entrance Hallway

With loft hatch access, radiator, power points, built-in storage cupboard housing the boiler.

Lounge

16'4" x 11'11" (4.98m x 3.63m)

Having radiator, power points, feature fireplace with free standing electric fire and double glazed window to the front.

Kitchen/Breakfast Room

12'10" x 10'2" (3.91m x 3.10m)

Offering a range of wall, drawer and base units with under lighting and complimentary worktop surfaces over. Integrated double oven, gas hob with extractor fan above, stainless steel sink, space for tall standing fridge freezer, plumbing for washing machine/ dryer, inset spotlighting, radiator, power points, part tiled walls, walk-in storage space with shelving, double glazed window and door to the rear garden.

Bedroom One

10'10" x 12'11" (3.30m x 3.94m)

With a radiator and double glazed window to the rear of the property.

Bedroom Two

10'6" x 9'2" (3.20m x 2.79m)

With a radiator and double glazed window to the front.

Bathroom

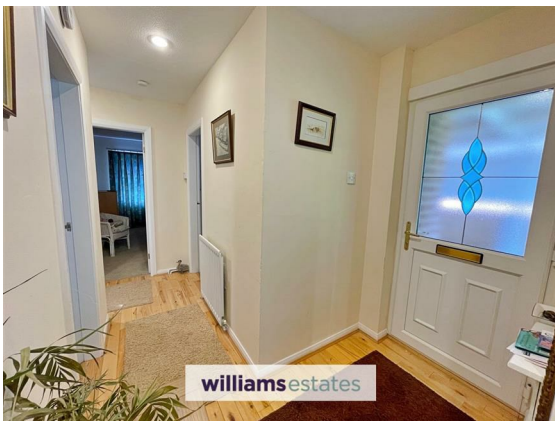
6'11" x 5'7" (2.11m x 1.70m)

Offering a white suite with low flush W.C, vanity unit with basin, corner fitted shower enclosure, part tiled walls, heated towel rail and obscured double glazed window.

Outside

The front of the property is gravelled for low maintenance plus driveway parking leading to the side car port & single garage.

The rear is easy to maintain with paved patio, raised flower beds with hillside views beyond.



Garage

17'0" x 8'6" (5.18m x 2.59m)

With up and over door, mains power and ample storage space.

Directions

Directions from Denbigh office, Crown Lane, Denbigh LL16 3AA

Head north on Crown Lane toward Chapel Place

Slight right onto Beacon's Hill

Turn left onto Charnell's Well

Turn right onto Barkers' Well Lane

At the roundabout, go straight onto Ffordd Y Graig

Continue with a slight left (3.4 mi)

Take another slight left onto B5381 (5.3 mi)

At the roundabout, take the 2nd exit to stay on Lower Denbigh Road (B5381) (5.5 mi)

At the next roundabout, take the 1st exit onto The Roe (A525) (5.6 mi)

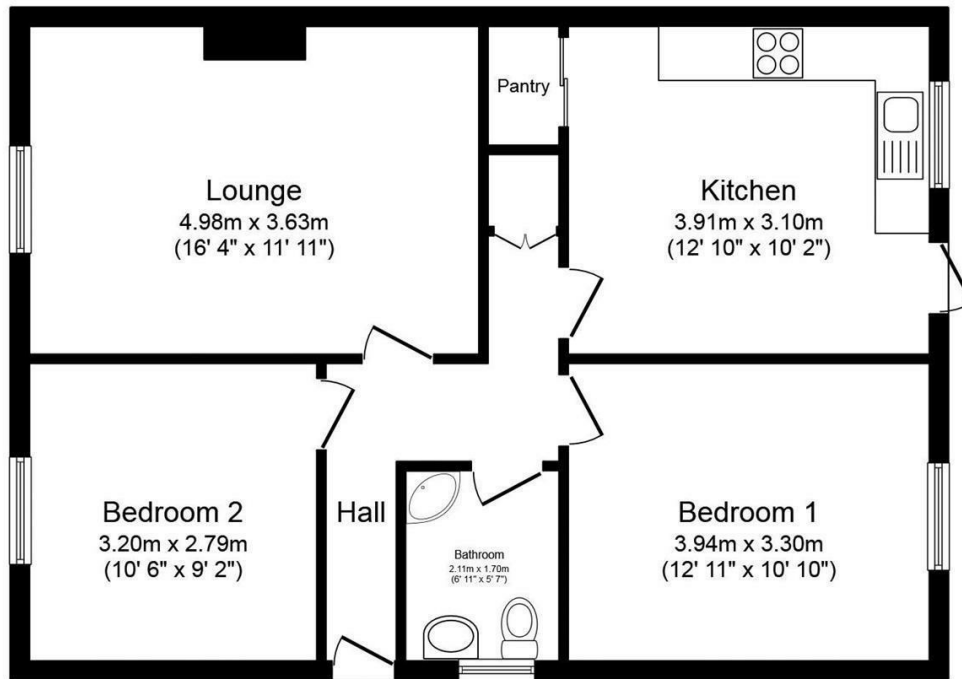
Turn left onto Ashly Court (5.7 mi)

Turn right to stay on Ashly Court (5.8 mi)

Turn left onto Heol Esgob (5.8 mi)

Turn right onto Tan-Y-Bryn — your destination will be on the left by way of our for sale board.





Floor Plan

Total floor area 70.0 sq.m (754 sq.ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

Call us on
01745 817417
Denbigh@williamsestates.com