



7 Tan Y Bryn, St Asaph, LL17 0PU

£210,000

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EPC - D57

Council Tax Band - D

Tenure - Freehold

Tan Y Bryn, St Asaph

2 Bedrooms - Bungalow - Detached

*** No onward chain *** A spacious two bedroomed detached bungalow located in the sought after location of St. Asaph, Tan Y Bryn. With easy links for the A55 Expressway and close to local amenities.

The property comprises of entrance hall, lounge, kitchen and dining room, two bedrooms and bathroom.

To the outside, front and rear gardens, driveway providing ample off road parking for three vehicles and garage. Further benefits include all of the white goods. Viewing is highly recommended. EPC Rating D57.



Accommodation

Upvc front door with obscure glass panel adjacent leads into:

Entrance Hall

A welcoming hallway with radiator, power points, loft access hatch

Lounge

10'10 x 16'11 (3.30m x 5.16m)

With a spacious lounge with feature fireplace and gas fire, radiators, power points and Upvc double glazed window to the front

Dining Room

9'10 x 9'3" (3.00m x 2.82m)

With a good sized size dining room with two storage cupboards, radiator, power points and Upvc obscure double glazed window to the side.

Bedroom One

11'7 x 10'4 (3.53m x 3.15m)

With Upvc window to the rear, radiator and power points

Bedroom Two

9'3" x 9'10" (2.84m x 3.02m)

With Upvc window to the front, radiator and power points

Bathroom

6'4 x 6'2 (1.93m x 1.83m) 0.61m

A wet room with fully tiled walls, radiator, pedestal basin, low flush W.C and Upvc double glazed obscure window to the side

Kitchen

11'0 x 10'6 (3.35m x 3.20m)

Offers a range of wall, drawer and base units with work surfaces over, plumbing for washing machine, stainless steel sink, void for cooker, space for tall standing fridge freezer, tiled splash back, radiator, power points, Upvc window to the rear and further double glazed door to the side. Leading off the kitchen it has a covered area with access to the garage via a single door.



Rear Garden

Which is mainly paved, lawn with a mixture of fruit trees, timber shed, paved patio area, bounded by timber fencing for privacy.

Front Garden

Which is approached via a good size driveway for ample off-road parking for three vehicles. Lawn area, with a mixture of shrubs, timber gates to the side leads to the rear garden.

Garage

Electric garage with roll-up door.

Directions

Directions from our Denbigh branch, Crown Lane, Denbigh (LL16 3AA):

Start on Crown Lane, heading north-east towards Chapel Place.

After 0.1 miles, bear slightly right onto Beacon's Hill.

After 0.2 miles, turn left onto Charnell's Well.

Turn right onto Barkers' Well Lane.

After 0.3 miles, at the roundabout continue straight ahead onto Ffordd y Graig.

Follow the road for approximately 3.2 miles, then bear slightly left.

Shortly after, bear slightly left again onto the B5381.

At the roundabout, take the 2nd exit onto Lower Denbigh Road (B5381).

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

Turn left onto Ashly Court.

Follow the road, turning right to stay on Ashly Court.

Turn left onto Heol Esgob.

Turn right onto Tan-y-Bryn — the destination will be on the right.





Floor Plan

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

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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		
(69-80) C		
(55-68) D		
(39-54) E	57	71
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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