



10 Cae Bryn, St. Asaph, LL17 0RH

£169,950



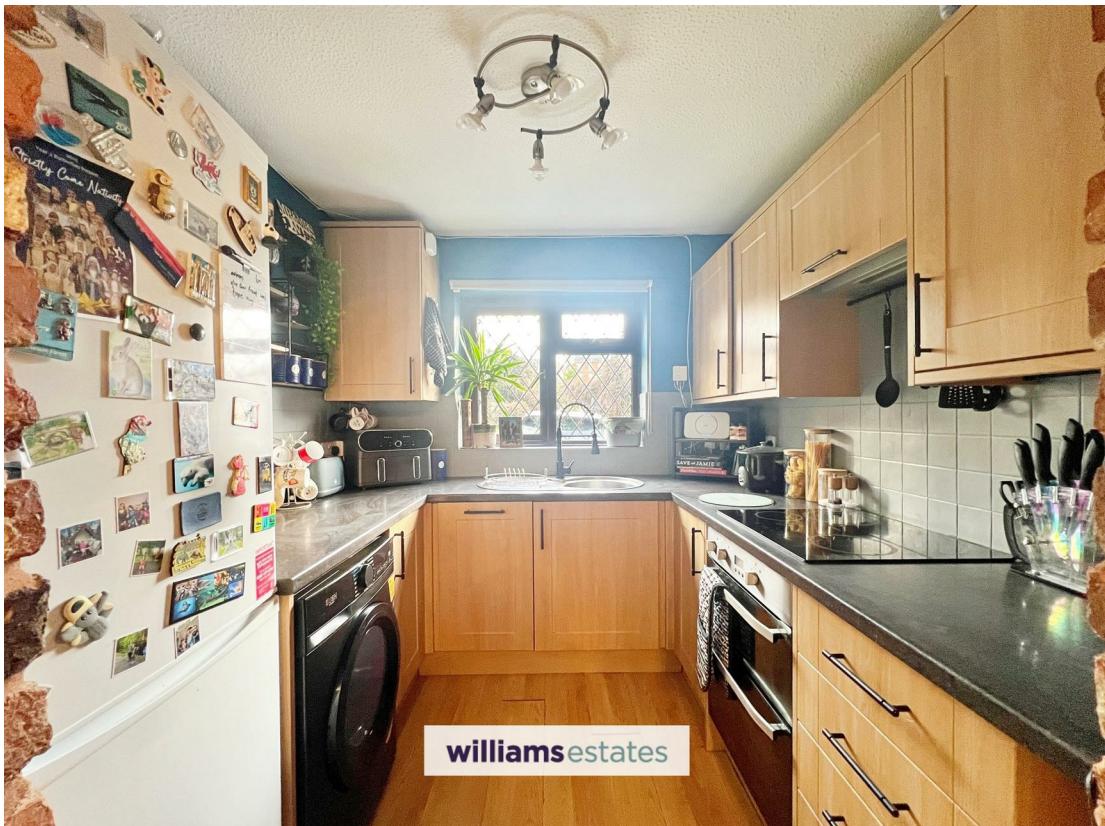
EPC - null

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

SUMMARY

Located in the heart of St. Asaph, this delightful two-bedroom mid-terrace property offers spacious living. Perfect for first-time buyers, downsizers, or investors.

Comprising of a welcoming lounge, a well-equipped kitchen, conservatory, two good-sized bedrooms, master with en-suite and family bathroom. To the rear, a private garden, ideal for relaxing or entertaining. The home is positioned in a peaceful residential area with easy access to local amenities and links to the A55 Expressway, providing quick routes to the North Wales coast, Chester, and beyond. Further benefits include one allocated parking bay and further communal parking. Viewing is recommended.



Entrance Porch
4'3" x 3'6" (1.32 x 1.09)

Living Room
14'11" x 13'8" (4.56 x 4.17)

Kitchen
7'9" x 7'6" (2.37 x 2.29)

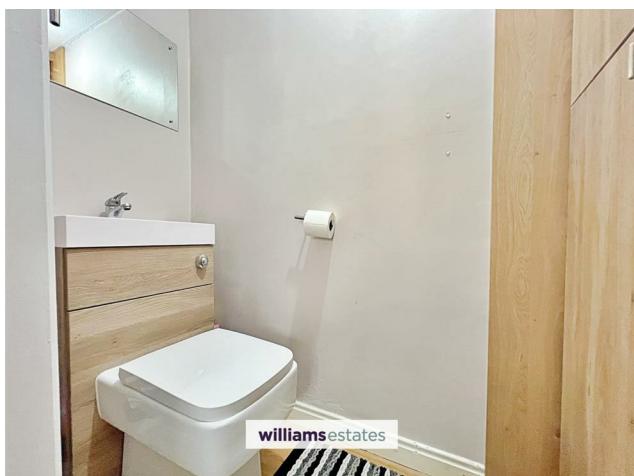
Conservatory
12'11" x 10'2" (3.96 x 3.12)

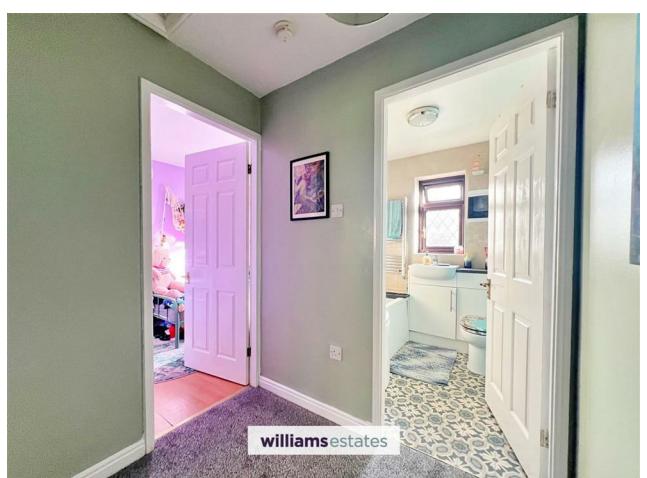
Bedroom One
10'5" x 10'3" (3.19 x 3.13)

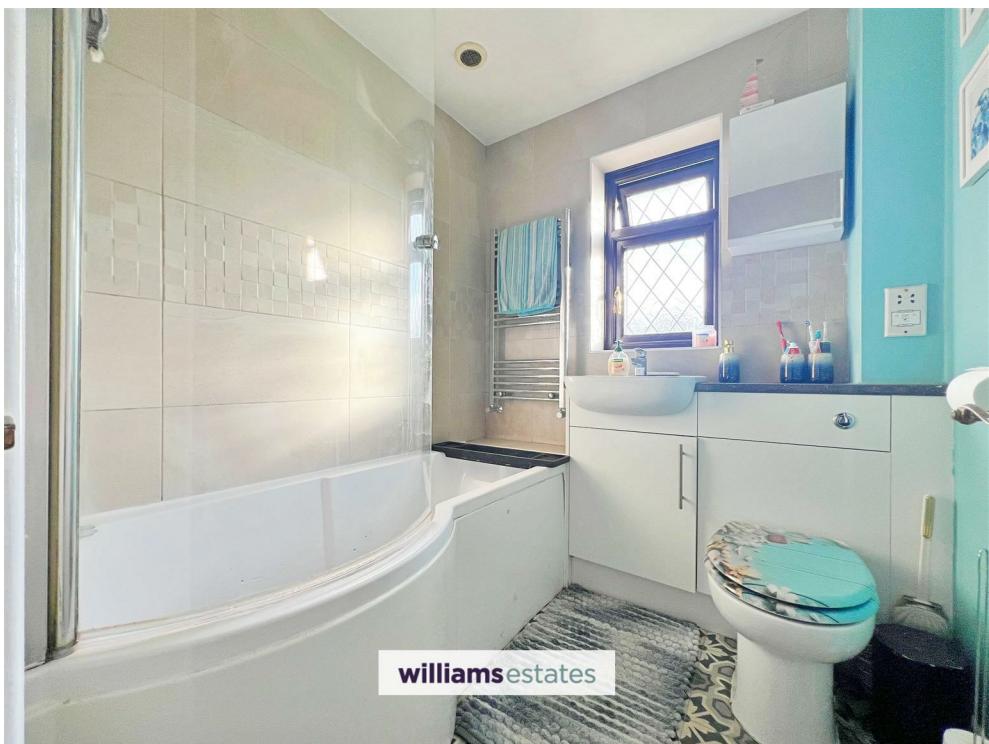
Bedroom Two
9'3" x 6'11" (2.82 x 2.11)

Bathroom
6'5" x 6'0" (1.97 x 1.83)









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		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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.

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