



**Haulfre Bryn Gobaith, St. Asaph, LL17
ODN**

£290,000

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EPC - D56

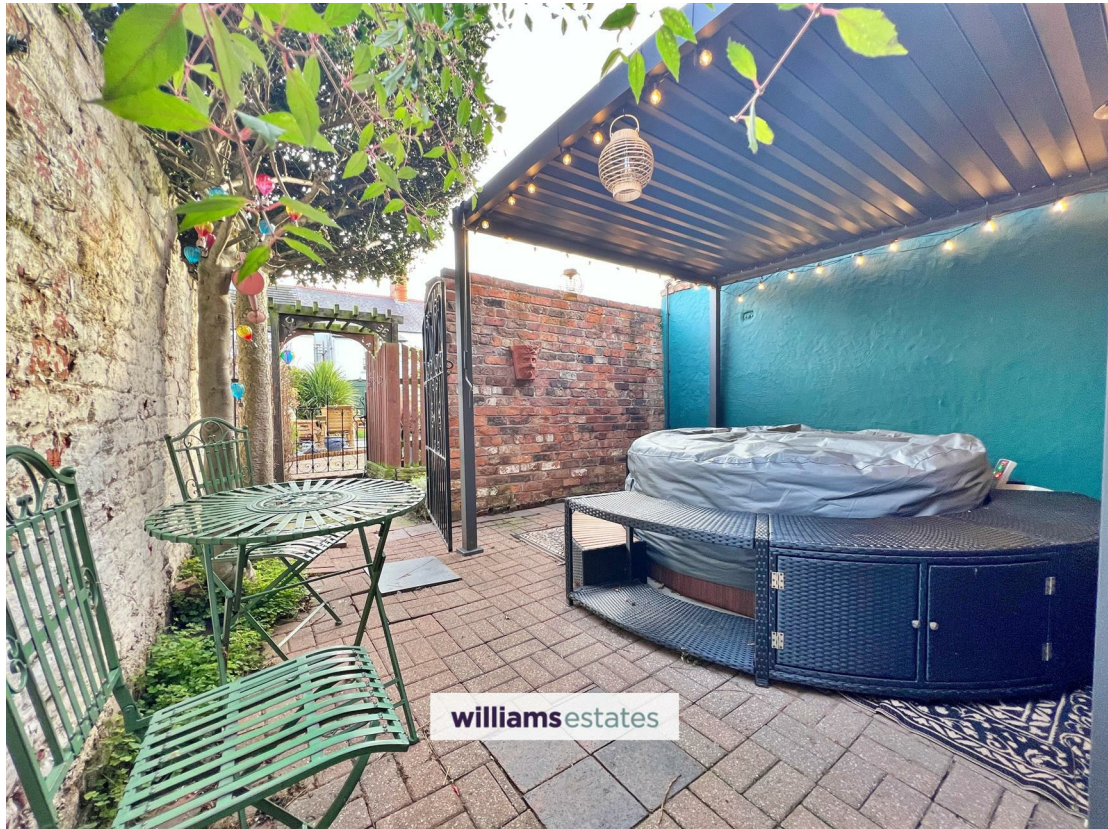
Council Tax Band - D Tenure - Freehold

SUMMARY

A charming and characterful Victorian-style family home, ideally located just off the highly sought-after Mount Road in St Asaph. This beautiful cathedral city offers a range of local schools, shops, and restaurants, along with excellent access to the A55, providing convenient links to Llandudno, Chester, and Liverpool.

Haulfre offers versatile and spacious family accommodation comprising four well-proportioned bedrooms, a living room, dining room, kitchen/breakfast room, and a first-floor bathroom. The property stands on a generous plot, benefiting from a well-maintained and enclosed rear garden.

Retaining many original character features, this attractive home combines period charm with practical living, making it an ideal choice for families. Viewing is highly recommended to fully appreciate all that this property has to offer.



Entrance Hall
14'10" x 4'0" (4.544 x 1.228)

Living Room
13'6" x 13'1" (4.121 x 4.005)

Dining Room
14'3" x 11'4" (4.364 x 3.466)

Kitchen
14'5" x 8'6" (4.419 x 2.593)

Bedroom One
17'4" x 13'1" (5.287 x 3.994)

Bedroom Two
14'2" x 9'8" (4.334 x 2.957)

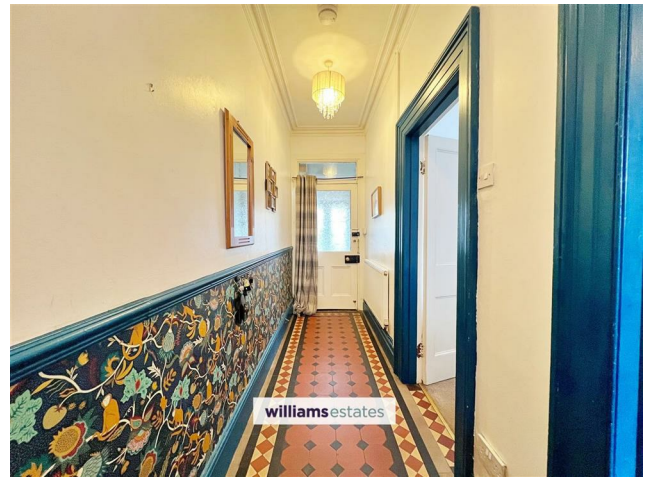
Bedroom Three
17'3" x 8'11" (5.272 x 2.740)

Bedroom Four
9'8" x 9'3" (2.971 x 2.836)

Family Bathroom
10'10" x 8'7" (3.305 x 2.618)

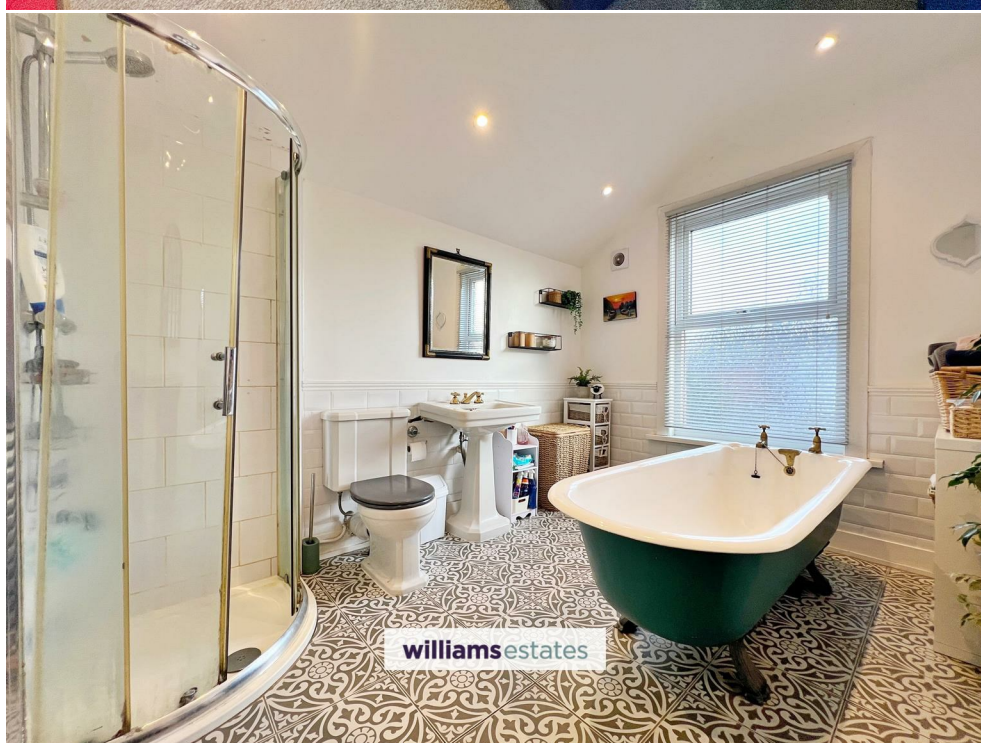
Directions

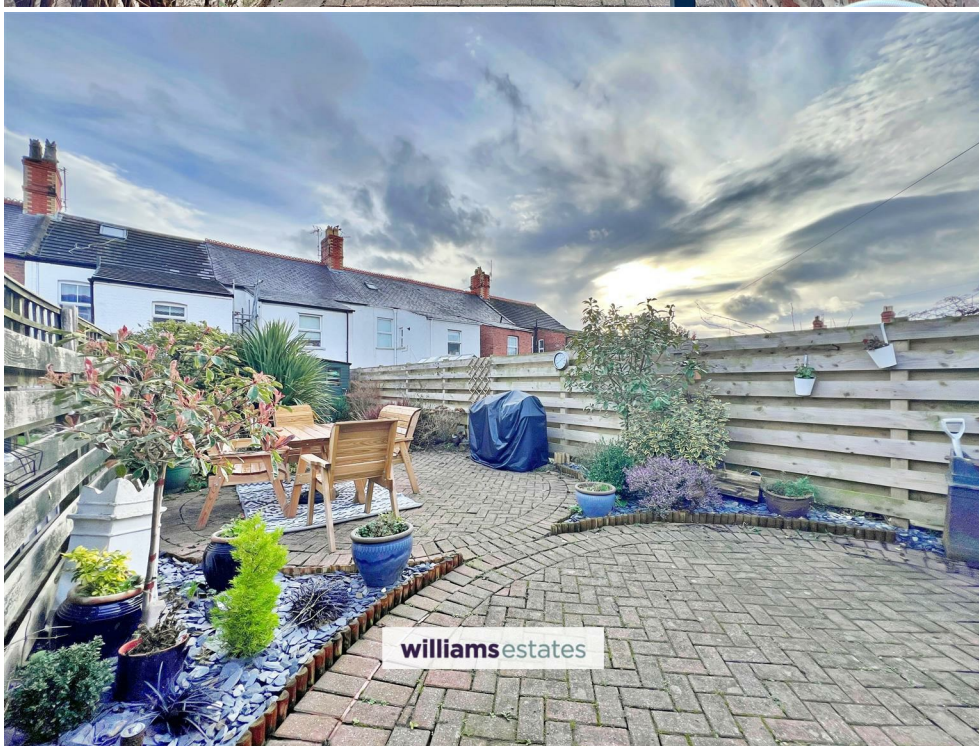
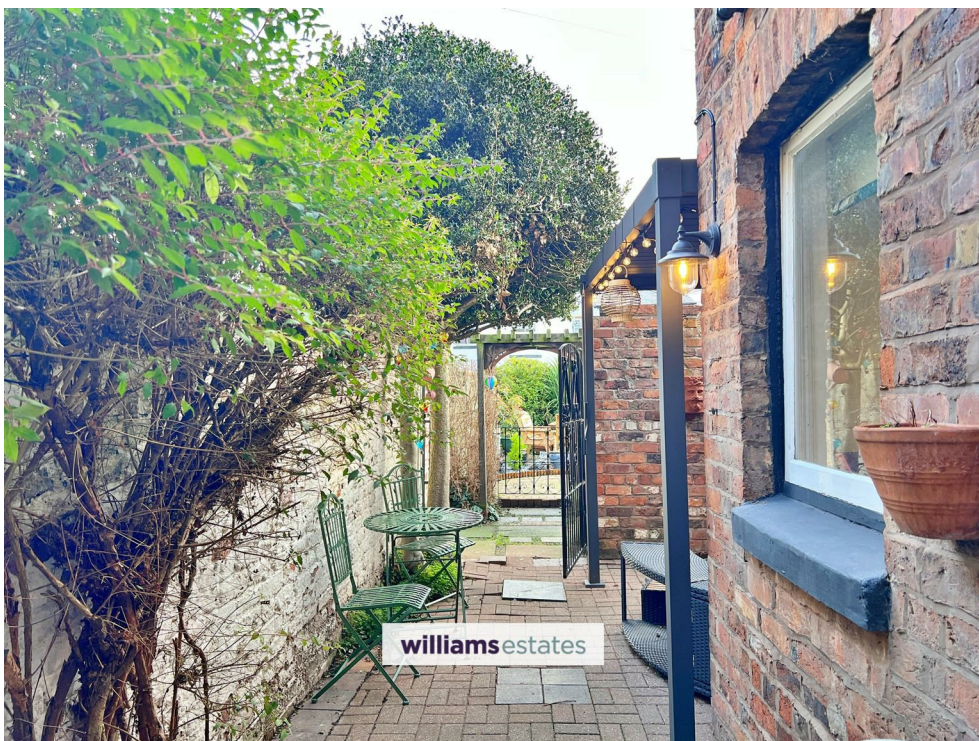
From our Williams Estates Branch in Denbigh, continue down Vale Street, at the traffic lights take a left onto Rhyl Road, continue to the round about and take your second exit, continue till you reach Trefnant, at the traffic lights continue on until you reach St. Asaph, once you have reached St. Asaph, continue until you come to the mini round about, continue straight over and take your second turning on the Right onto Bryn Gobaith.



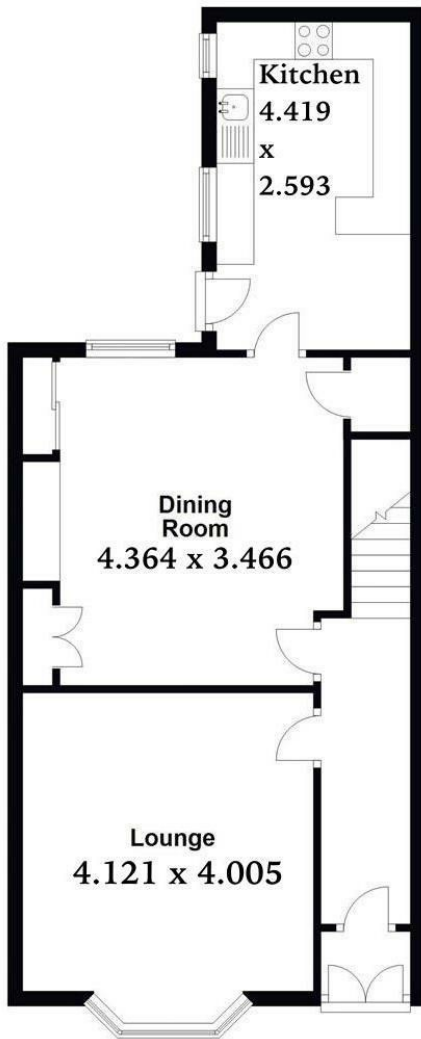




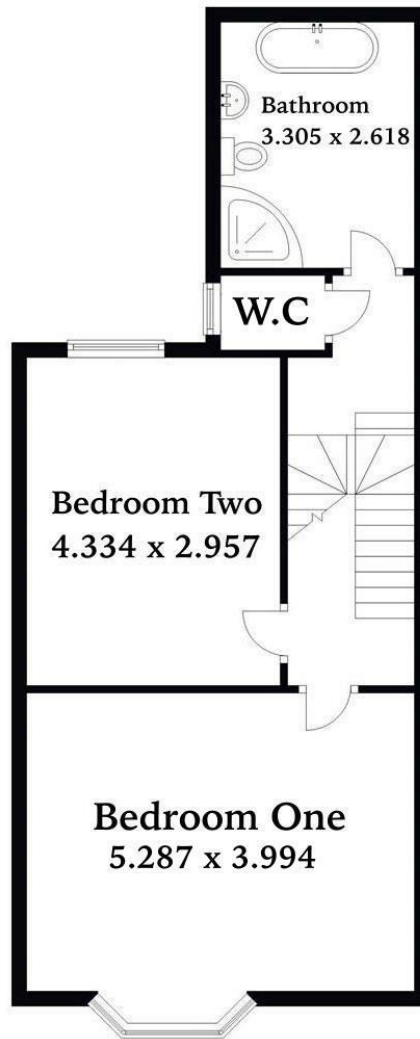




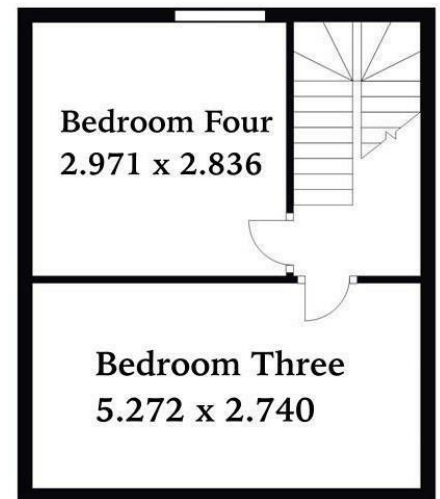
Ground Floor



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.

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 56 | 83 |
| England & Wales | EU Directive 2002/91/EC  | |

Call us on
01745 817417

Denbigh@williamsestates.com

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.