



**2 Bryn Elwy, St Asaph, LL17 0RU**

**£220,000**

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

# Bryn Elwy, St Asaph

## 3 Bedrooms - House

Available for sale a three bedroom semi detached house situated in a sought after location. The property briefly comprised two reception rooms, kitchen and downstairs cloaks. To the first floor there are three bedrooms and a bathroom. The outside of the property has a good size driveway offering ample parking. Simply Must Be Viewed.

Epc tbc

Located a stones throw away from the city centre with it's amenities and school rest assured everything is on your door step. The A55 expressway is also very convenient for swift commuting to the rest of North Wales, Chester and Manchester.



### Entrance Hallway

uPVC double glazed door, under stairs storage cupboard and radiator.

### Dining Room

11'9" x 8'10" (3.60 x 2.70)

Radiator, power points, uPVC double window to the front elevation and archway into the living room.

### Living Room

14'11" x 10'8" (4.55 x 3.27)

Fitted gas fire, radiator, uPVC double glazed bay window to the front.

### Downstairs Cloakroom

Plumbing for washing machine, W/C, tiled flooring and uPVC double glazed window.

### Kitchen

10'9" x 8'0" (3.30 x 2.45)

Wall, drawer and base units, worktop over, quarry tiled floor, gas cooker points, stainless steel sink and drainer, uPVC double glazed window to the rear,

### Landing

uPVC double glazed window to the side elevation, loft access hatch with pull down ladder. cupboard housing a central heating boiler and shelving.

### Loft

Partly boarded and lighting.

### Bedroom One

14'11" x 10'9" (4.57 x 3.30)

uPVC double glazed window to the front elevation, radiator and built-in wardrobes.

### Bedroom Two

11'9" x 8'11" (3.60 x 2.72)

uPVC double glazed window to the front elevation and radiator.

### Bedroom Three

8'4" x 8'2" (2.56 x 2.50)

uPVC double glazed window to the rear elevation and radiator.



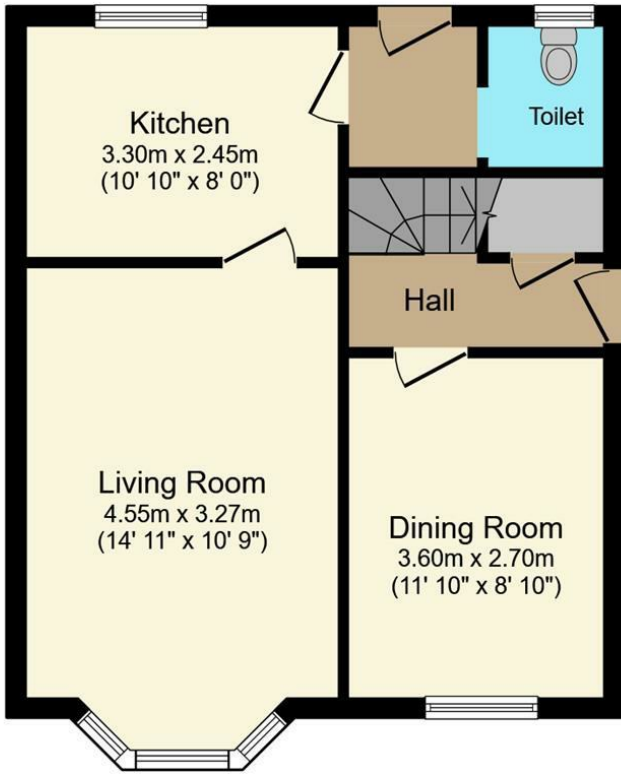
## Bathroom

4'7" x 4'7" (1.42 x 1.40)

Sink basin, W/C, bath, uPVC double glazed window to the rear elevation, floor to ceiling tiling on the walls and radiator.

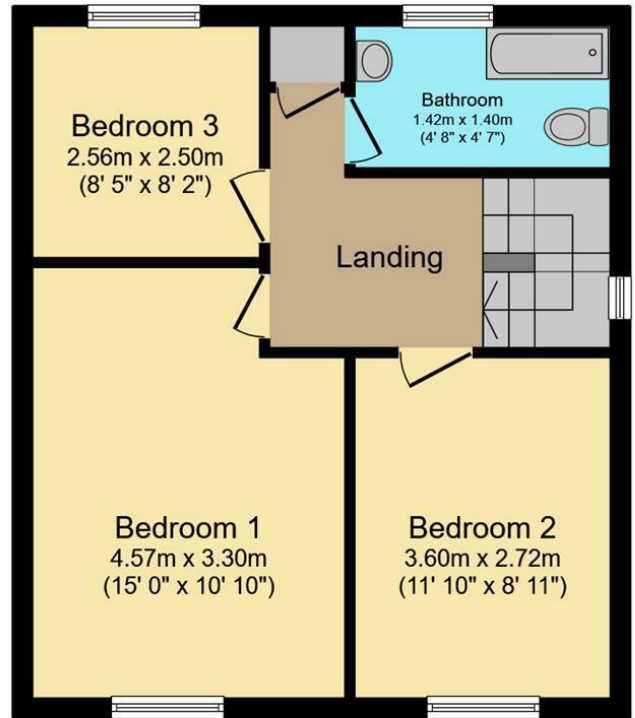
## Outside

Large lawned garden to the side elevation, further garden to the front, and slabbed patio area to the rear.



### Ground Floor

Floor area 44.2 sq.m. (476 sq.ft.)



### First Floor

Floor area 43.3 sq.m. (466 sq.ft.)

**TOTAL: 87.5 sq.m. (942 sq.ft.)**

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

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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