



## Bro Havard, St. Asaph LL17 0NU

### £155,000

Monopoly Buy Sell Rent are pleased to offer this extended former local authority property located in the cathedral city of St Asaph. The property has been occupied from new by the current family and well maintained throughout their ownership. The kitchen was extended in 1987 to offer additional living space and offers a great opportunity for any first-time buyer or landlord to purchase a fantastic property. Offering fantastic commuter links to Chester, Liverpool and Manchester via the A55 with amenities available in the city and nearby towns of Prestatyn, Rhyl and Denbigh.

- End Terrace Large 3 Bedroom House
- Close To Excellent Schools
- Occupied From New
- Council Tax Band C
- Front and Rear Gardens
- Country Walks From Your Doorstep
- Freehold Property
- EPC Pending



## Entrance Porch

1.71 x 0.51 (5'7" x 1'8")

A sliding door opens up into the entrance porch with timber door leading into the property.

## Hallway

4.19 x 1.82 (13'8" x 5'11")

Inviting hallway with laminate flooring throughout, under stairs storage with doors leading to the lounge, dining room and utility. There is a spindled staircase leading to the first floor with a glazed panel near the front door allowing lots of natural light.

## Lounge

4.66 x 3.61 max (15'3" x 11'10" max)

A spacious carpeted lounge with a central gas fireplace having a stone surround with a wooden mantelpiece. There is a large UPVC double-glazed window overlooking the front elevation with ample space for family gatherings.

## Dining Room

4.67 x 2.57 (15'3" x 8'5")

Formerly the kitchen this dining room is located adjacent to the kitchen with plenty of space for a large family dining table with an opening to the kitchen area.

## Kitchen

3.33 x 2.32 (10'11" x 7'7")

The extension housing the kitchen offers ample base and wall units for storage with voids for a tall fridge freezer and a freestanding cooker. The are stone effect laminate worktops throughout with a timber framed double glazed window overlooking the rear yard.

## Utility

1.81 x 1.57 (5'11" x 5'1")

The utility area offers voids and plumbing for a washing machine and dryer with a tiled worktop above. The wall-mounted boiler is located above

the worktop along with the consumer unit with louvre doors leading to additional storage for household appliances. A UPVC door allows access to the rear yard.

## Landing

The landing is carpeted throughout with doors leading to the three bedrooms, WC and shower room. A loft hatch allows access to the loft.

## Master Bedroom

4.00 x 3.09 (13'1" x 10'1")

A large carpeted double room with fitted wardrobes along the wall offering ample storage and a double glazed UPVC window overlooking the front elevation.

## Bedroom 2

4.05 x 3.10 max (13'3" x 10'2" max)

A generous second bedroom with carpeted flooring and a built-in airing cupboard house the hot water tank. The UPVC double-glazed window overlooks the rear elevation with ample electrical points throughout.

## Bedroom 3

3.00 x 2.14 max (9'10" x 7'0" max)

A deceptively large carpeted single room with carpeted flooring and a UPVC double glazed window overlooking the front elevation.

## Shower Room

1.91 x 1.66 (6'3" x 5'5")

An updated shower room with walk-in electric shower and sink with vanity unit. The walls are shower paneled for low maintenance with a UPVC window with privacy glass overlooking the rear.

## Separate WC

1.66 x 0.73 (5'5" x 2'4")

The separate WC offers a low flush WC with fully tiled walls and carpeted flooring along with a single glazed timber window with privacy glass to the rear.



## Front Garden

A concrete path leads through the garden to the front door with lawned areas on either side and a blend of hedges and a walled perimeter. A gate leads to the pathway along the side of the property with a door leading into the property.

## Rear Yard

The deceptively large rear yard offers ample space to enjoy the South east facing garden with low-maintenance concrete and paved areas with a large timber shed for storage.

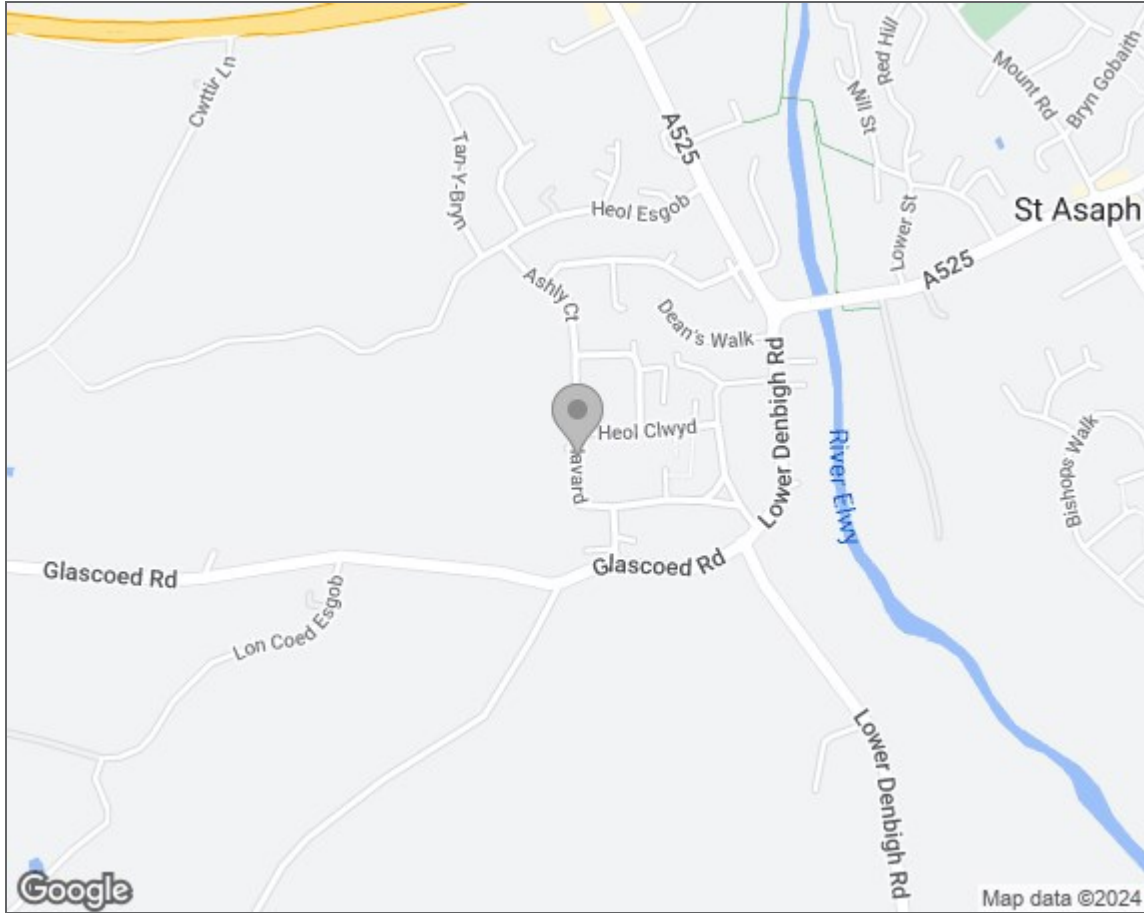












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

