



Ffordd Brenig, St. Asaph LL17 0EZ £160,000

Monopoly Buy Sell Rent are pleased to offer for sale this modern, well appointed, luxurious first-floor grade II listed apartment, situated on the Livingstone Place development in St Asaph, a sought-after small Cathedral City which has great access to the A55 expressway and the North Wales coast. The property briefly comprises an open plan kitchen, lounge, dining area, a master bedroom, office/bedroom two and a bathroom. You accessed the property via a communal hallway shared with two other apartments, a courtyard has allocated parking for one car. Leasehold property with service charges. Offered for sale with NO ONWARD CHAIN!

- Modern Top Floor Apartment
- Situated On Livingstone Place Development
- High Specification Finish & High Ceilings
- Tenure - Leasehold
- Grade II Listed Building
- Sought After Small Cathedral City
- Parking Bay for One Vehicle
- Council Tax Band - B



Entrance Hall

The property is accessed via a communal hallway shared by two other apartments with steps leading up to the fire-safe front door and into this inviting hallway with wood effect flooring and panelled doors leading to all rooms.

Open Plan Kitchen, Lounge, Dining Room

7.11m x 4.70m (23'3" x 15'5")

A wonderfully spacious, contemporary dual aspect open-plan living area with a fully fitted kitchen having contemporary cabinets with integrated appliances and breakfast bar seating, a dining area, and a comfortable lounge area.

Master Bedroom

3.76m x 2.92m (12'4" x 9'6")

An excellent principal double bedroom with carpeted flooring overlooking the front of the property.

Office / Bedroom 2

3.15m x 1.93m (10'4" x 6'3")

A carpeted room with a storage cupboard, currently used as an office but could be a second bedroom.

Bathroom

2.44m x 1.88m (8'0" x 6'2")

A luxuriously appointed three-piece bathroom with part tiled walls, low flush WC, pedestal sink and a bath with thermostatic shower over with screen.

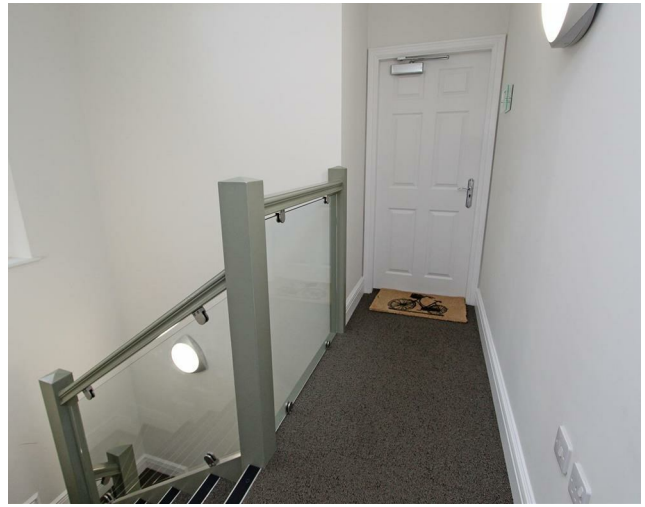
External

A private courtyard with allocated parking for one car. A blocked paved pathway leads to the front door which has key code access.

Additional Information

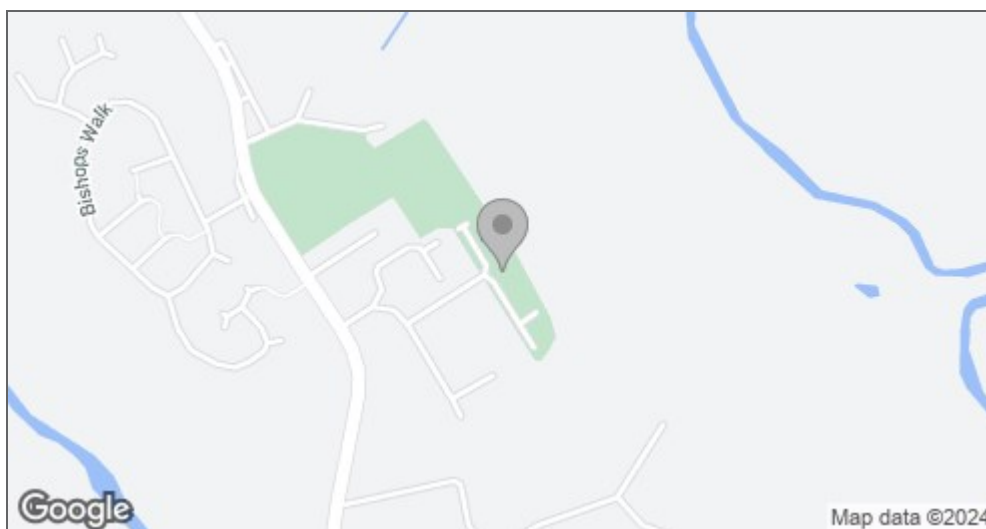
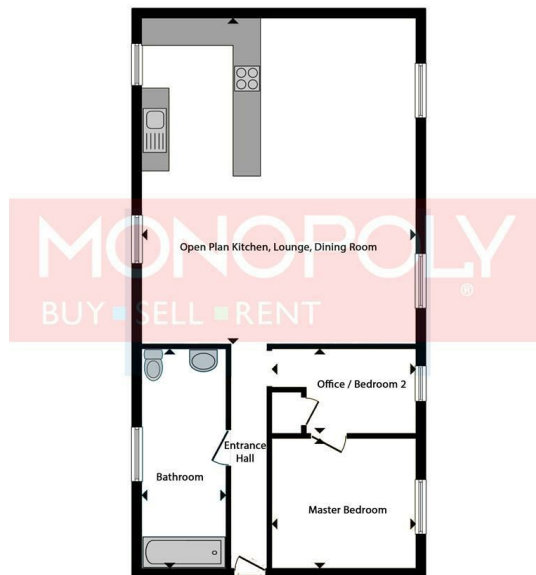
The property benefits from gas central heating and secondary glazing. The property is a leasehold and has services charges. Council tax band B. No onward chain.







Ffordd Brenin Floorplan



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.

