



Brondyffryn, St. Asaph LL17 0YA

£265,950

Monopoly Buy Sell Rent is delighted to present this well-maintained two-bedroom bungalow, nestled in a quiet cul-de-sac within a highly sought-after area, conveniently located close to local transport links and the A55. The property offers two spacious double bedrooms, a modern bathroom, and a welcoming lounge that opens seamlessly into a bright kitchen diner, leading out to a beautifully landscaped, south-facing rear garden. Additional highlights include a newly laid tarmac driveway and a partially converted garage, offering flexible use or further potential. With its excellent outdoor space and well-balanced layout, this home offers a perfect blend of comfort, convenience, and future opportunity.

- Detached Bungalow
- South-Facing Rear Garden
- Freehold Property
- Quiet Sought After Cul De Sac
- Two Double Bedrooms
- Partially Converted Garage
- Council Tax Band D
- Convenient Location



Hallway

A bright and well-presented hallway featuring a decorative composite front door with oak-effect laminate flooring. Includes a practical storage cupboard that houses the gas combi boiler, a hatch gives access to a partially boarded loft, with a radiator and pine doors leading to most rooms.

Lounge

A spacious and light-filled lounge featuring a central fireplace with stone effect surround and a slate hearth housing an electric fire. Oak-effect laminate flooring, and a coved ceiling with a large uPVC double-glazed window overlooks the front of the property, fitted with wooden venetian blinds, and pine decorative French doors open into the kitchen diner.

Kitchen Diner

A good-sized kitchen diner featuring cream shaker-style range of units with granite-effect worktops, stainless steel sink with a rear double glazed window, space for an electric oven with a stainless steel splashback having a hood above. Space for a tall fridge freezer, washing machine and dishwasher with tiled-effect vinyl flooring and offers space for a family dining table, with uPVC French doors opening out to the rear garden.

Master Bedroom

A generous rear-facing double bedroom with space for storage, a large double-glazed window having wooden vertical blinds, and a radiator.

Bedroom 2

A spacious front-facing double bedroom, fully carpeted with a large double-glazed window having vertical blinds with space for storage cupboards and a radiator.

Bathroom

A stylish modern bathroom featuring a three-piece suite with corner shower cubical, vanity unit with

sink, and low-flush WC. Includes a sparkle PVC wall panels and part-tiled walls, chrome heatertowel rail, recessed lighting, and durable ash-effect vinyl flooring, with a front-facing double-glazed window for light and ventilation.

Garage / Conversion Opportunity

The garage, currently undergoing conversion, fitted with a log burner, presents an excellent opportunity for additional living space or a home office. It features a flat roof, a concrete floor, a timber access door to the rear, and a front-facing window in place of the original garage door. This partially converted area offers flexibility and added value for future use.

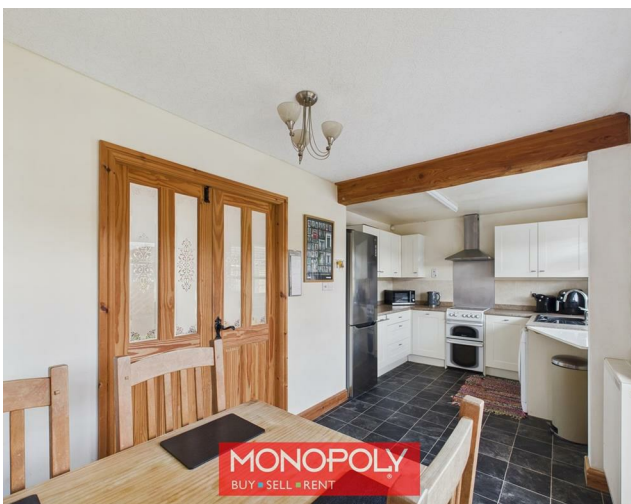
Front Garden

The front of the property features a newly laid tarmac driveway with parking for 3–4 vehicles, a neat lawn with planted borders, and timber fencing for privacy. A side gate leads to the rear garden, and additional features include an external water tap and a blocked step to the front door.

Rear Garden

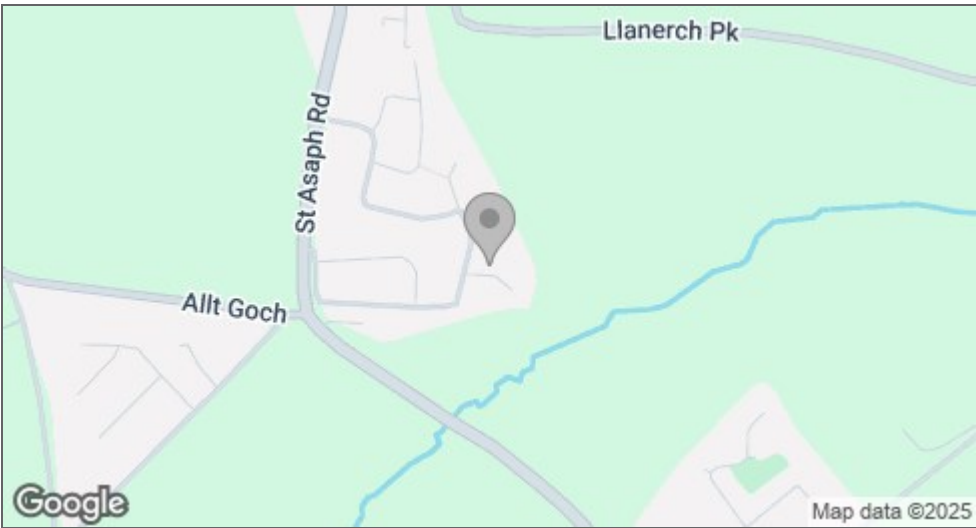
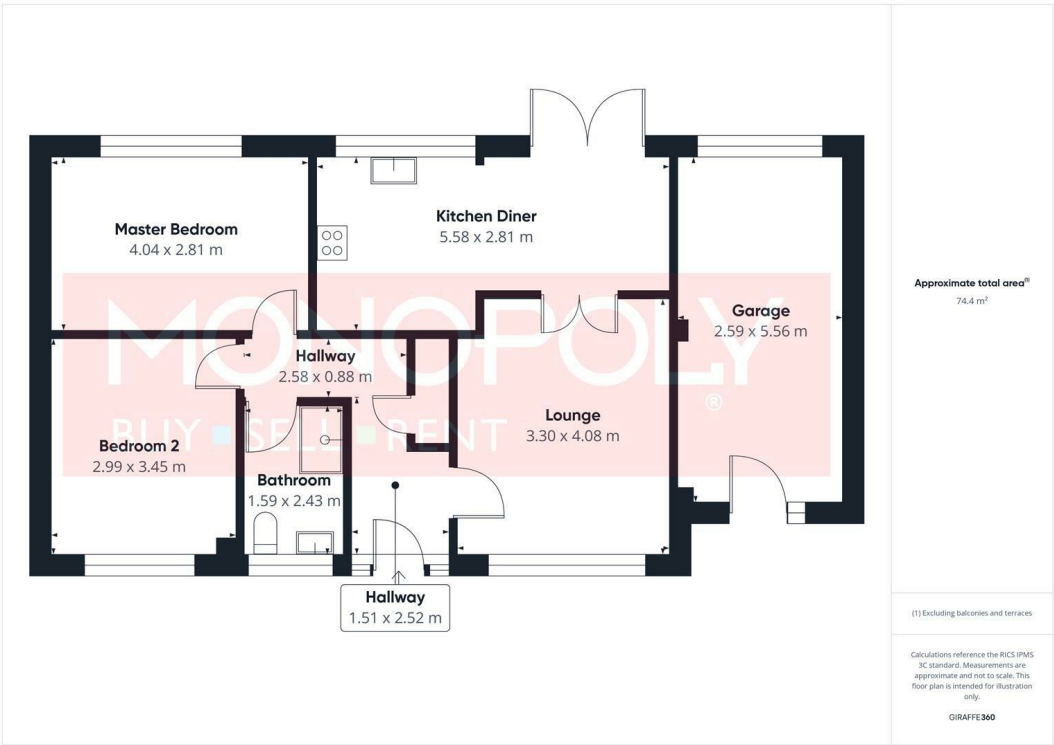
A beautifully landscaped, south-facing rear garden featuring a paved patio, raised Astro turf seating area with decking and pergola, and a lawn with mature planting. Includes a man-made pond, three timber sheds, and discreet bin storage—perfect for both relaxation and entertaining.











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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

