



**Gaiman, Bryn Gobaith, St Asaph, Denbighshire,
LL17 0DN - Asking Price - £275,000**

Welcome to Gaiman! Nestled in a convenient location, this three-bedroom traditional semi-detached family home offers spacious accommodation and a plethora of amenities right at your doorstep.

As you step into the entrance hall, you'll immediately feel the warmth and charm of this well-maintained property. The lounge/diner is the perfect space for a family. With ample natural light streaming through the windows, this room creates a cozy and inviting atmosphere. The fitted kitchen offers plenty of storage space and modern appliances.

Upstairs, you'll find three generously sized bedrooms with modern shower room and separate WC.

One of the highlights of this property is the large rear garden, providing a private space. There is a driveway allowing for off road parking.

The property is perfectly situated close to local schools, making it an ideal choice for families. The town center is just a stone's throw away, offering a wide range of shops, restaurants, and amenities for your convenience.

Additionally, the excellent links to the A55 expressway make commuting a breeze, allowing you to easily access nearby towns and cities.

With its convenient location, spacious accommodation, and tasteful decor throughout, this three-bedroom traditional semi-detached family home is truly a gem. Don't miss the opportunity to make it yours. Call today for viewing arrangements. View our video tour now.

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Hall
Door leading onto porch with tiled flooring and onto hall with doors off. Radiator and wooden flooring. Storage cupboard under stairs.

Lounge
3.56m x 3.36m (11'8" x 11'0")
Window to front, radiator and carpeted flooring.

Dining Room
3.62m x 3.82m (11'11" x 12'6")
Bay window, radiator and wooden flooring

Kitchen
2.24m x 4.28m (7'4" x 14'1")
Fitted kitchen with a range of wall and base units, solid wood worktop, sink and drainer with mixer tap. Fitted electric hob and oven. Tiles splash back. Space for washing machine and dryer. Small cupboard housing electric board. Space for fridge/freezer. Window to side and rear elevation. Door leading to garden.

Landing
Frosted double glazed window to side elevation, wooden flooring, doors leading off. Picture rail.

Bedroom One
3.55m x 3.32m (11'8" x 10'11")
Double glazed bay window to front elevation. Carpeted flooring, picture rail and radiator.

Bedroom Two
2.91m x 3.87m (9'7" x 12'8")
Fitted wardrobes, carpeted flooring, radiator and window to rear elevation.

Bedroom Three
2.37m x 1.95m (7'7" x 6'5")
Double glazed window to front elevation. Laminate flooring and radiator.

WC
Low flush W.C, frosted window to side elevation. Tiled floor and part tiled walls.

Bathroom
2.32m x 1.95m (7'7" x 6'5")
Cupboard housing combi boiler. Tiled floors and walls, sink with storage draws. Shower cubicle with screen. Chrome towel radiator. Frosted window to rear elevation. Loft hatch.

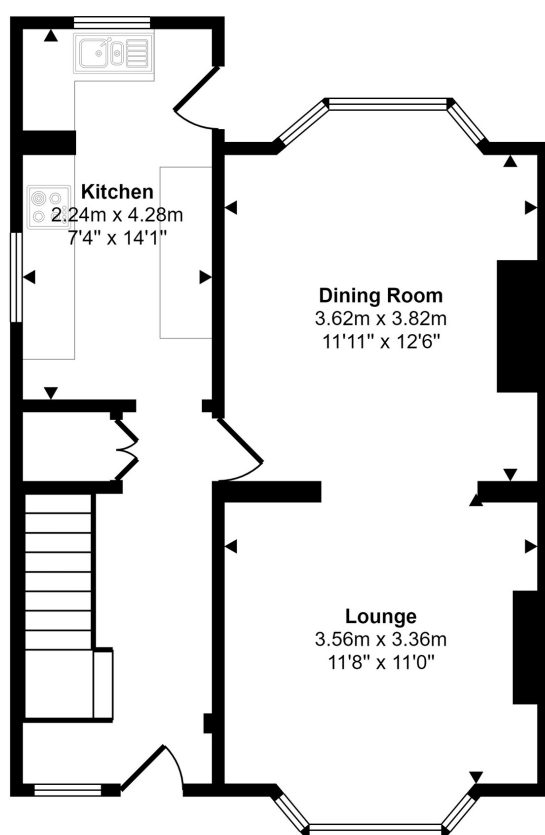
Garden
Good sized garden with patio area and lawn. Shed. Front garden having lawn and borders.

Garage
Large drive, slabbed and gravel drive leading to garage, with power and lighting.

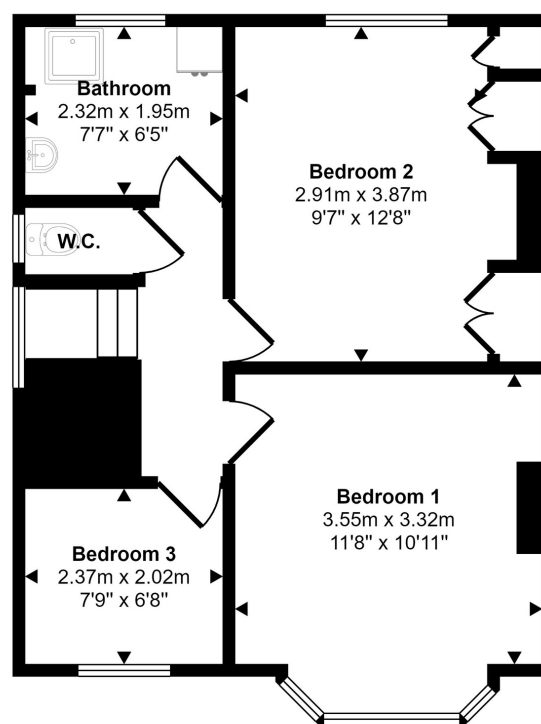
Services
Mains water, drainage, gas and electric
Denbighshire County Council Band D - EPC TBC

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Approx Gross Internal Area
94 sq m / 1015 sq ft



Ground Floor
Approx 48 sq m / 521 sq ft



First Floor
Approx 46 sq m / 494 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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