



**18 Bryn Coed, St Asaph, LL17 0DQ**

**£430,000**



**EPC - D68   Council Tax Band - E   Tenure - Freehold**

# Bryn Coed, St Asaph

## 5 Bedrooms - House

A spacious detached family home situated in the historic cathedral city of St Asaph. The property offers a range of appealing features, including partial uPVC double glazing, central heating, and two comfortable reception rooms.

The accommodation further comprises a fitted kitchen, utility room, ground-floor WC, three well-proportioned bedrooms, and a modern fitted bathroom. Externally, the home benefits from a wide driveway, integral garage, and attractive gardens to the front, side, and rear.



### Accommodation

A double glazed door leads into:

#### Entrance Hallway

With central heating thermostat control, telephone socket, power point and understairs storage cupboard.

#### Living Room

16'1" x 12'1" (4.90 x 3.68)

Having feature fire surround with gas fire, radiators, power points, telephone point, uPVC double glazed windows to the front and uPVC doors leading out to the decking with views towards the mountainsides beyond.

#### Dining Room

11'5" x 12'8" (3.48 x 3.86)

Having radiator, power points, stairs off and double glazed window to the front.

#### Kitchen

11'1" x 10'10" (3.38 x 3.30)

Having wall drawer and base units with worktop over, stainless steel sink with drainer, five ring gas hob and cooker, integrated fridge, freezer and dishwasher, power points and uPVC double glazed window to the rear with views.

#### Downstairs Cloaks

6'5" x 4'4" (1.96 x 1.32)

Having Vanity wash hand basin and toilet, radiator, tiled to half and double glazed obscure window to the rear.

#### Utility Room

13'10" x 3'4" (4.22 x 1.02)

Having stainless steel sink, base unit beneath, plumbing for washing machine, power points, tiled splashback, uPVC double glazed door to the side and window to the rear.

#### Landing

With loft access hatch and linen cupboard.



## Bathroom

5'10" x 7'10" (1.78 x 2.39)

Offering a white three piece suite with panelled bath, pedestal wash basin, low flush w.c., heated towel rail, tiling to half level and window to the side.

## Bedroom 1

16'1" x 12'1" (4.90 x 3.68)

Offering radiator, power points and double glazed windows to front and rear.

## Bedroom 2

15'7" x 9'2" (4.75 x 2.79)

Having radiator, power points and double glazed window to the front.

## Bedroom 3

7'9" x 7'11" (2.36 x 2.41)

Having radiator, power points and window to the rear.

## Bedroom 4

9'1" x 6'5" (2.77 x 1.96)

Having radiator, power points and window to the side.

## Bedroom 5

13'1" x 8'4" (3.99 x 2.54)

Downstairs bedroom with power points, radiator, door to garage and double glazed window to the side.



## Integral Garage

With power, lighting and water tap.

## Outside

A wide driveway provides ample off street parking for and internally leads to the Integral Garage. The front garden is lawned, has specimen trees and borders. The garden continues to the side where there is a lawned garden and a further lawned garden beyond. The rear garden is lawned and there are mature hedges. A pathway leads down to a further garden area and down a slope and is laid with many varieties of maturing trees.

## Directions

From our Denbigh office, 1-3 Crown Square, LL16 3AA.

Head north on Crown Ln towards Chapel Pl (0.0 mi)

Slight right onto Beacon's Hill (0.1 mi)

Turn left onto Charnell's Walk (0.2 mi)

Turn right onto Barkers' Well Ln (0.2 mi)

At the roundabout, continue straight onto Ffordd Y Graig (0.3 mi)

Slight right (3.2 mi)

Turn right onto Allt Goch / B5381 (3.5 mi)

Turn left onto St Asaph Rd / A525 and continue to follow A525 (3.5–5.5 mi)

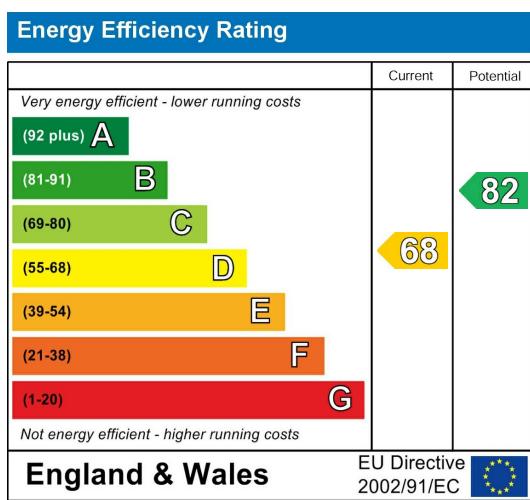
At the roundabout, continue straight onto Mount Rd (5.5 mi)

Turn left onto Bryn Coed (5.8 mi)

18 Bryn Coed will be on the left hand side.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

**williams estates**

Call us on  
01745 817417  
Denbigh@williamsestates.com