



28 Bryn Elwy, St. Asaph, LL17 0RU

£200,000

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EPC - C71 Council Tax Band - C Tenure - Freehold

Bryn Elwy, St. Asaph

3 Bedrooms - House - Semi-Detached

A good size three bedroom semi detached house located in the sought after cathedral city of St Asaph being situated close to local school, shops and access to the A55 which provides great links to Chester and Llandudno.

There is off road parking, front garden, a good size enclosed rear garden with outside shed and utility. Added benefits include gas central heating and double glazing.



Accommodation

12'8" x 6'3" (3.871 x 1.908)
uPVC glazed door into

Entrance Hall

With stairs off to the first floor, fitted coat hanging cupboard, uPVC double glazed window to the side, under-stair storage, access into kitchen/diner and a radiator.

Kitchen/Diner

20'9" x 12'11" (6.346 x 3.942)
Featuring quarry tiled flooring, the open plan kitchen boasts complementary worktops paired with matching wall and base units, a sleek sink with a hot water mixer tap, and fully integrated appliances, including a dishwasher, fridge, freezer, electric oven, and microwave. A four-ring gas hob with a stainless steel extractor fan that sits above. There is a uPVC double-glazed window to the rear elevation, ample room for a dining table, and a recessed fireplace with a log-burning stove. The layout seamlessly connects to the conservatory and living room.



Living Room

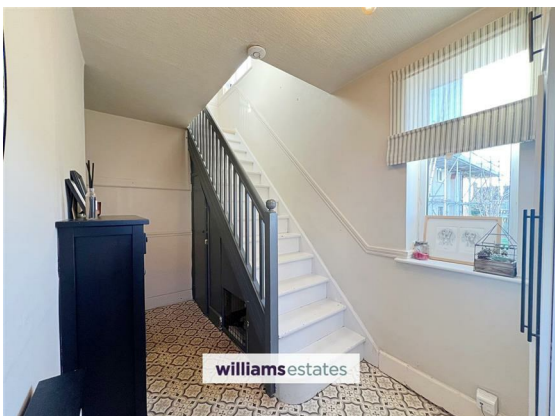
14'1" x 8'9" (4.311 x 2.689)
Providing parquet flooring, this room features a recessed fireplace with an electric fire, a covered radiator and a uPVC double-glazed window to the front elevation.

Conservatory

9'7" x 9'3" (2.945 x 2.821)
With uPVC double glazed windows and a uPVC door leading to the rear garden.

Bedroom One

11'11" x 10'9" (3.655 x 3.289)
Double bedroom with a uPVC double glazed window to the front elevation and a radiator.



Bedroom Two

11'2" x 9'10" (3.404 x 3.021)

Double bedroom with a uPVC double glazed window to the rear elevation, recessed storage cupboard and a radiator.

Bedroom Three

8'4" x 8'2" (2.544 x 2.498)

Providing a uPVC double glazed window to the front elevation and a radiator.

Bathroom

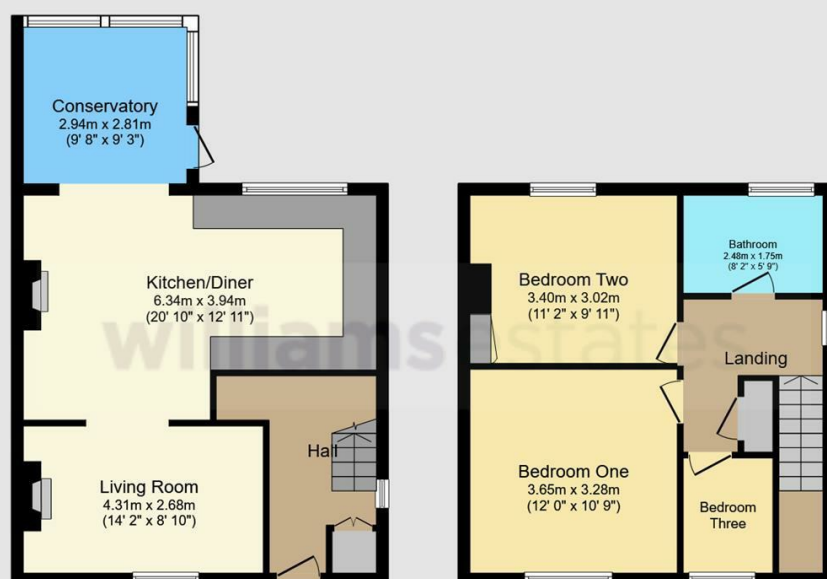
8'1" x 5'7" (2.488 x 1.726)

With a low flush W.C., walk in shower enclosure, bath tub, vanity wash basin and two uPVC obscure windows to the rear elevation and a wall mounted towel rail.

Outside

The property benefits from off-road parking at the front, along with convenient access through a gate to the rear garden. The south-facing rear garden offers a decked area and a lawn. Additional features include an outdoor W.C., a storage area and timber fencing.





TOTAL: 94.8 m² (1,021 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



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.

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