



Bronwylfa Square, St. Asaph LL17 0BU

£155,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented and deceptively spacious home, offering versatile accommodation arranged over three floors.

Finished with a blend of modern fittings and character touches, the property boasts a stylish lounge diner with a feature fireplace, a contemporary kitchen and bathroom, two double bedrooms, and a converted loft room with en-suite facilities. Externally, the property benefits from a low-maintenance enclosed garden, making it an ideal purchase for first-time buyers, growing families or investors alike.

- Three Storey Terraced
- Private Enclosed Garden
- Freehold
- Modern Fitted Kitchen
- No Onward Chain!
- EPC C
- Loft Room
- Central Location
- Council Tax Band C



Entry Hallway

A welcoming entrance hall featuring wood-effect vinyl flooring and attractive shaker-style wall panelling, setting the tone for the rest of the home. A useful built-in cabinet houses the gas meter and panel box, while carpeted stairs with a wooden handrail lead to the first floor. A radiator with shelf above adds both practicality and display space, with a wooden door opening into the main living area.

Lounge Diner

A spacious and comfortable dual-purpose reception room, finished with carpeted flooring and centred around a striking fireplace with exposed brickwork, hexagonal tiled hearth and a timber mantle. A double-glazed window to the front of the property allows for plenty of natural light, with a radiator neatly enclosed below. There is ample space for a dining table, making it ideal for both everyday living and entertaining, with additional storage available beneath the stairs. An open archway leads seamlessly into the kitchen.

Kitchen

Fitted with a range of white cabinetry complemented by silver hardware and tiled flooring, the kitchen offers a clean and modern finish. A stainless steel sink sits beneath a rear-facing window, while a UPVC door provides direct access to the back garden. Integrated appliances include an oven with a four-ring hob and an extractor fan above, alongside space for a slimline dishwasher and a washer-dryer. The boiler is neatly concealed within matching cabinetry, with additional space for a tall fridge-freezer or a small utility area.

Bathroom

Located to the rear of the property and accessed from the kitchen, the bathroom is fully tiled for ease of maintenance. It features a large bath with a folding glass screen and waterfall shower above, a floating vanity unit with storage drawers, WC, and a chrome towel radiator. An obscure glazed window provides natural light while maintaining privacy.

Landing

A bright and well-presented landing area with continued shaker-style wall panelling and carpeted flooring. A double-glazed window to the back garden allows light to flow through the space. Wooden doors lead to both bedrooms, while paddle stairs rise to the loft room, with useful built-in shelving below.

Master Bedroom

A generous double bedroom positioned to the front of the property, offering carpeted flooring, a radiator, and a large double-glazed window allowing for excellent natural light.

Bedroom 2

A further well-proportioned double bedroom, located to the rear, with carpeted flooring, a radiator and a double-glazed window overlooking the garden.



Loft Room

A versatile converted loft space accessed via wooden paddle stairs. The room benefits from wood-effect flooring, multiple Velux windows to both front and rear, and a low-level rear window. Built-in shelving and hanging rails maximise storage, while a decorative glass window leads through to the en-suite area, separated by a curtain for flexibility.

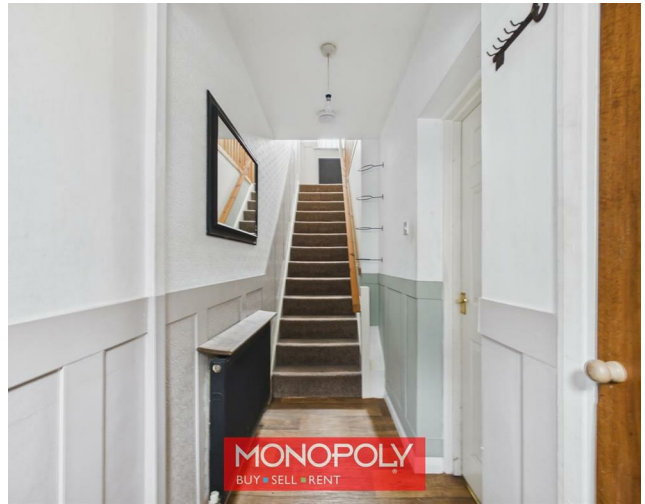
Shower Room

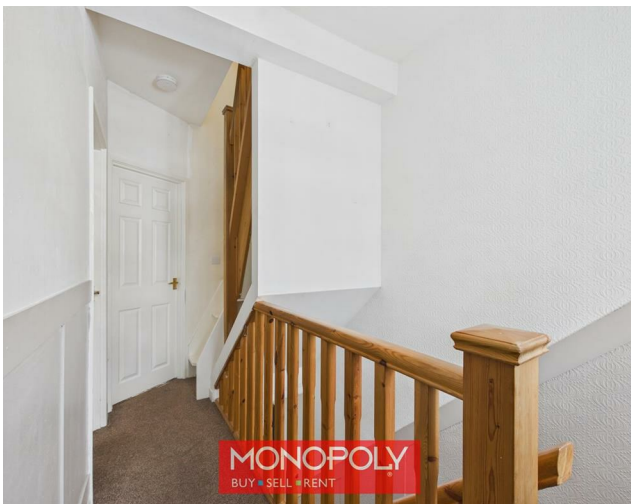
Fitted with a shower enclosure, WC and hand basin set on a wooden base with shelving below, the en-suite also features tiled walls, a Velux window, and a chrome towel radiator. A practical addition enhancing the usability of the loft space.

Garden

The rear garden offers a low-maintenance outdoor space with a combination of slab paving and enclosed brick boundaries, providing privacy and practicality. A garden shed with a window offers useful external storage.

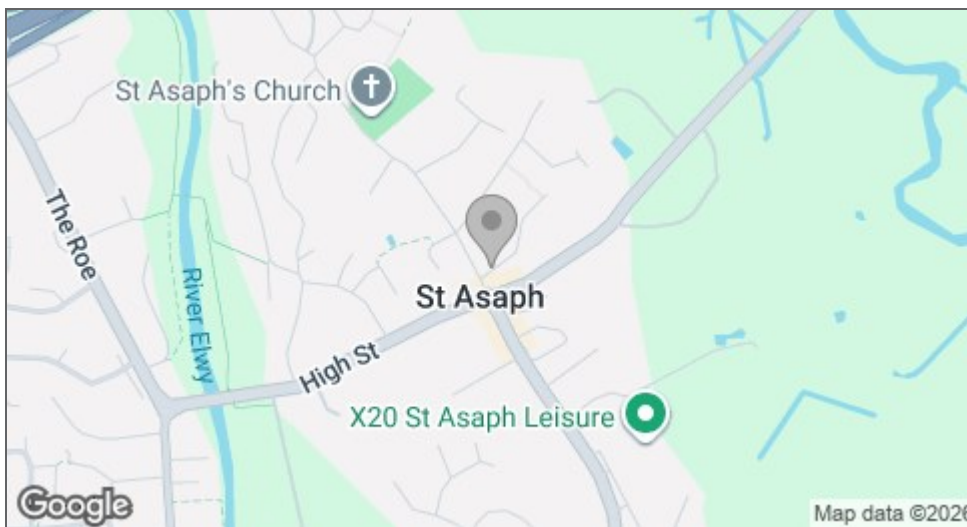
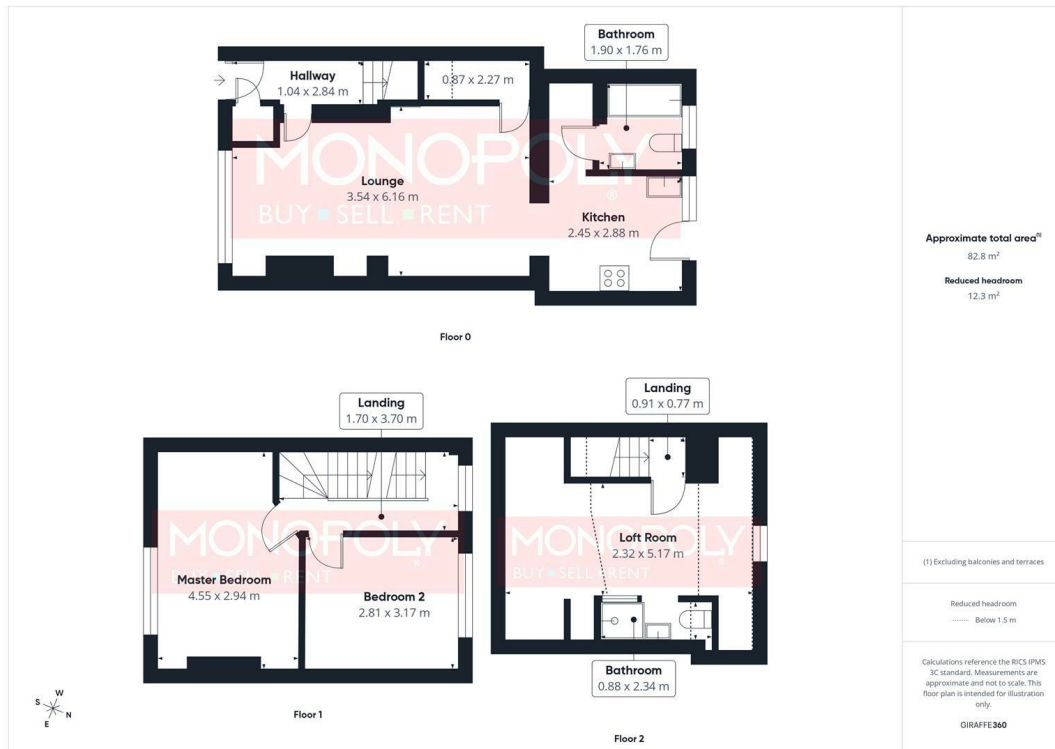












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(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.

