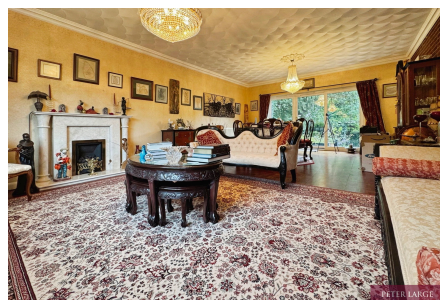


27 Bryn Coed, St Asaph, LL17 0DQ

£600,000

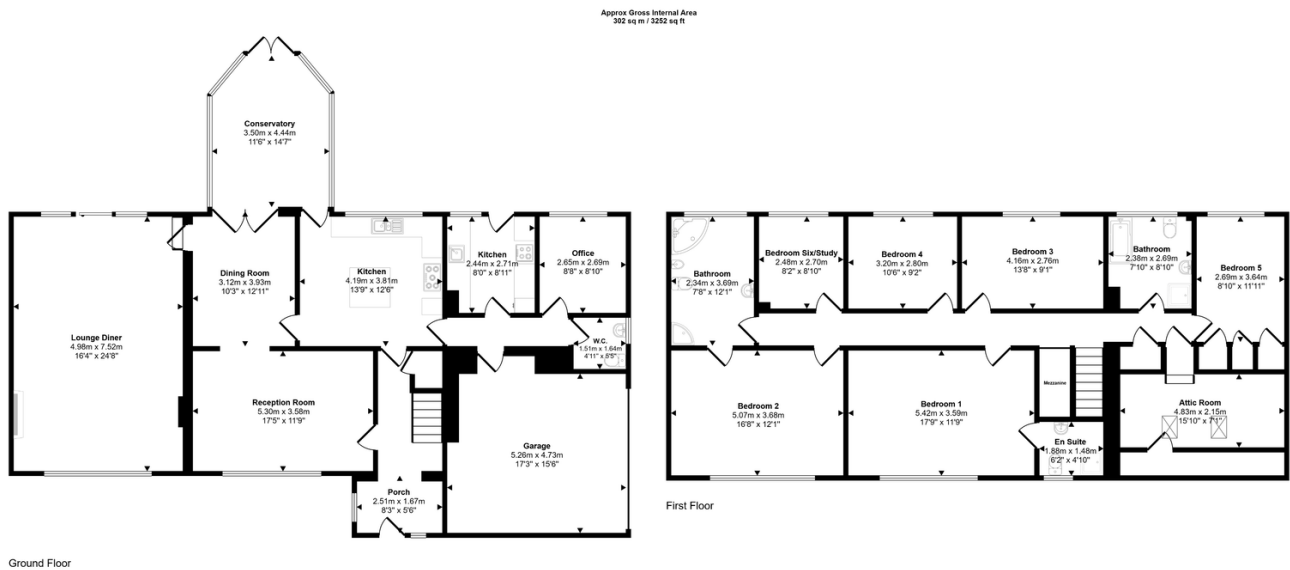
6 3 3



This impressive detached house offers six generously sized bedrooms, contemporary kitchen and utility room. Outside comprises of a beautifully maintained garden, a double garage, and an impressive approximately one acre of woodlands. A rare and unique feature of this property is ownership of half the river, including fishing rights, adding tranquillity and exclusivity to the lifestyle on offer. **DIRECTIONS:** On entering St Asaph continue to the second roundabout and turn up the High Street, at the roundabout by the Cathedral turn left onto Mount Road, turning left into Bryn Coed and the property can be seen at tucked in at the end of the cul-de-sac by way of a For Sale board.

Key Features

- Large detached family home
- Two en-suites
- Aprox 1 acre of woodland
- Freehold
- Council tax -
- Six bedrooms
- Large rear gardens
- Owns half of river and fishing rights
- EPC - D
- Date 21/08/2025 P/R 19/12/2025 P/R 08/07/2026



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. Items such as bathroom suites are representations only and may not look like the real items. Made with Magic Sleepy 360.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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