



16 Cae Bryn, St. Asaph – LL17 0RH
£187,000

16 Cae Bryn

St. Asaph

Situated in the sought-after city of St. Asaph, this attractive two-bedroom semi-detached home combines comfortable living with a convenient location, making it an excellent choice for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises a bright and inviting lounge, and a fitted kitchen with ample storage. Upstairs, there are two generously sized bedrooms, together with a well-appointed family bathroom.

Externally, the property benefits from a private enclosed rear garden, providing the perfect space for outdoor dining, entertaining, or simply unwinding. Set within a quiet residential development, the home enjoys easy access to local shops, schools, and everyday amenities, while the nearby A55 Expressway offers excellent transport links along the North Wales coast and towards Chester and beyond.

Additional benefits include two allocated parking spaces, visitor parking, and a pleasant residential setting. **Early viewing is highly recommended to fully appreciate all that this property has to offer.**

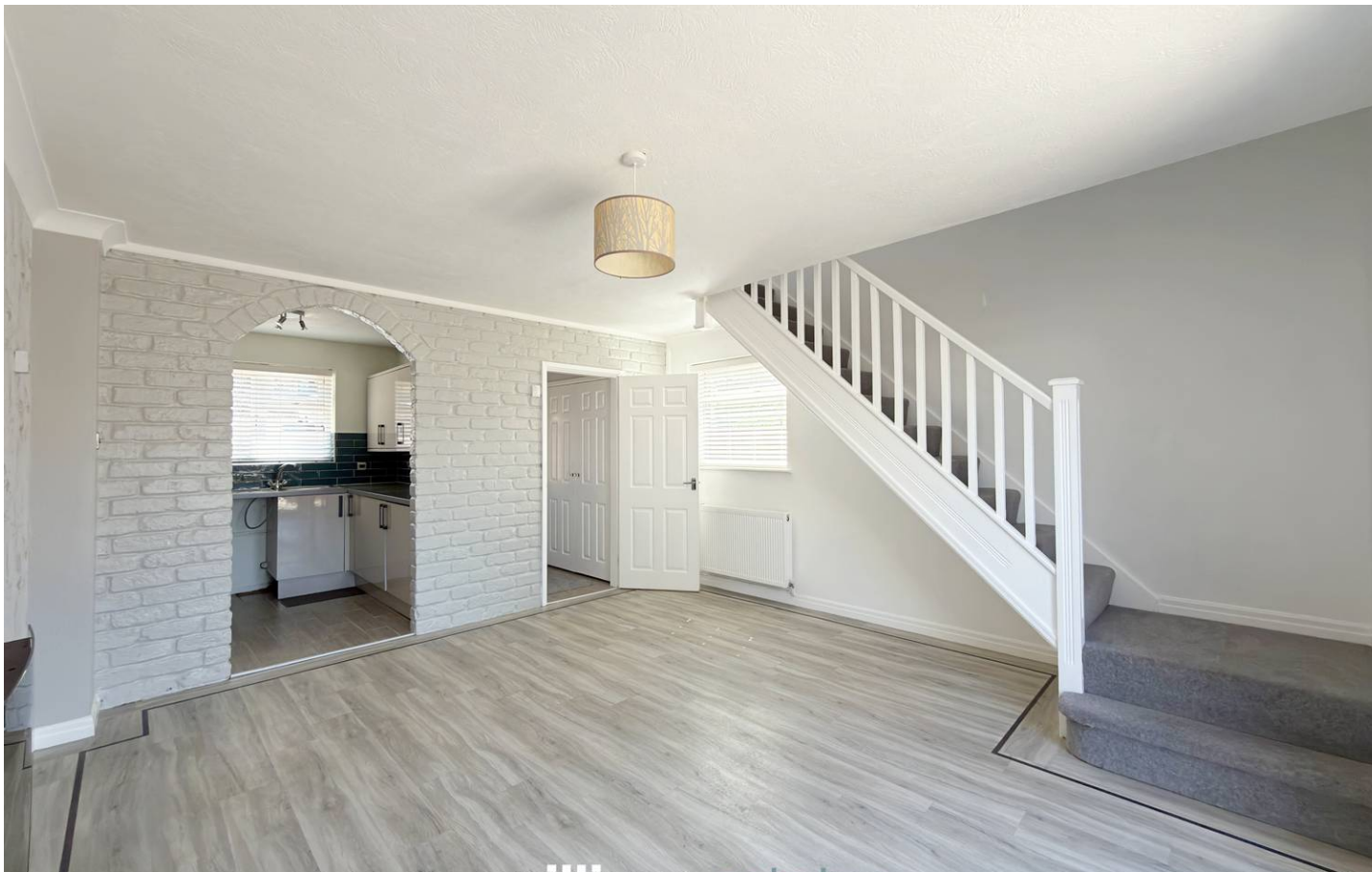
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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Entrance Porch

4' 2" x 3' 7" (1.28m x 1.09m)

A uPVC entrance door opens into the porch, which features a recessed storage cupboard housing the gas boiler. A further door leads through to the living room.

Living Room

15' 0" x 13' 8" (4.58m x 4.16m)

A bright and spacious living room featuring a staircase rising to the first floor. uPVC French doors open onto the rear garden, while an attractive brick-arched opening leads through to the kitchen.

Kitchen

7' 9" x 7' 5" (2.35m x 2.27m)

Comprising complimentary worktops with matching wall and base units, stainless steel drainer sink with mixer tap over, tiled splash back, four ring gas hob with fitted extractor fan above, fitted oven, space for a washing machine and a uPVC double glazed window to the front elevation.

Bedroom One

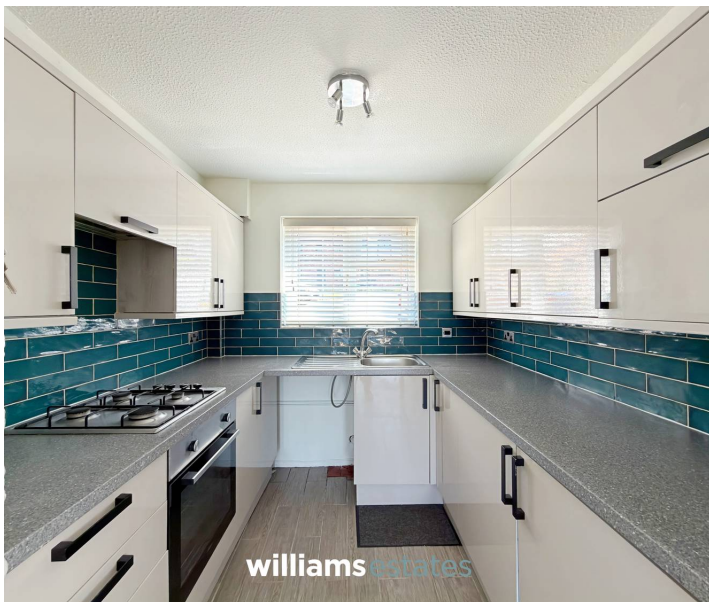
10' 6" x 10' 2" (3.21m x 3.09m)

A spacious double bedroom featuring a recessed wardrobe with mirrored sliding doors, useful built-in storage above the staircase offering ample additional storage space, a rear-facing uPVC double-glazed window, and a radiator.

Bedroom Two

9' 1" x 7' 3" (2.76m x 2.21m)

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



Bathroom

6' 1" x 6' 0" (1.86m x 1.84m)

Comprising a walk in shower enclosure, low flush W.C., pedestal wash basin, a uPVC obscure window to the front and tiled from floor to ceiling.

Outside

There is off-road parking for two vehicles to the side of the property. The rear garden has been designed for low maintenance, featuring a paved patio area and artificial lawn to the side, all enclosed by timber fencing.





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GARDEN

Allocated parking

2 Parking Spaces

Free Independent Mortgage Advice

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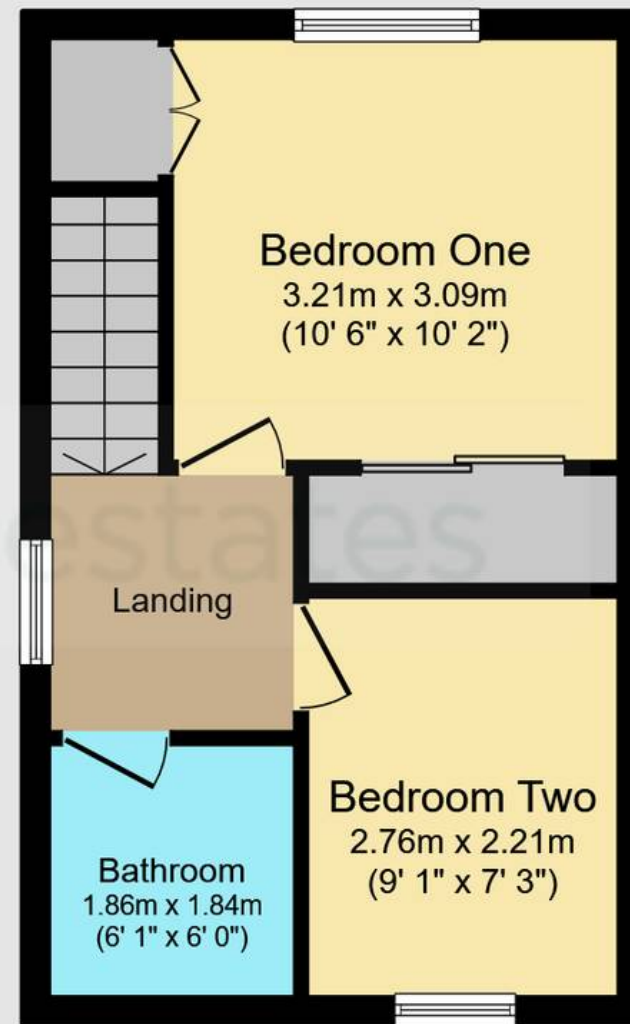
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Ground Floor



First Floor

Total floor area: 58.3 sq.m. (628 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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