



MONOPOLY®
BUY ■ SELL ■ RENT

Ffordd Brenig, St. Asaph LL17 0EZ

£285,000

Monopoly Buy Sell Rent are pleased to present this well-maintained three-bedroom townhouse, ideally located in the popular cathedral city of St Asaph. Situated within walking distance of local shops, amenities, and highly regarded schools, this attractive home is perfect for families, first-time buyers, or anyone seeking convenience and comfort in a desirable North Wales location. The property offers spacious and well-designed accommodation across two floors, including a welcoming hallway, a cosy lounge, and a contemporary kitchen with French doors leading out to the rear garden. A handy ground-floor WC adds further practicality. Upstairs features three generously sized bedrooms, including a master with built-in wardrobes and a private en suite, as well as a modern family bathroom and access to a partially boarded loft. Outside, a brick-paved driveway provides parking for two vehicles, bordered by mature foliage, while the enclosed rear garden offers a mix of lawn and patio—ideal for outdoor entertaining or quiet relaxation.

- EPC - B
- Welcoming Interior Layout
- Terraced Three Bedroom New Build
- Freehold
- Enclosed Private Garden
- Off Road parking for Two Vehicles
- Council Tax Band - C
- Sought After Location
- Spacious Lounge and Bright Kitchen Diner



Driveway

To the front of the property is a smartly presented brick-paved driveway, offering off-road parking for two vehicles. Attractive foliage borders the left-hand side, adding a touch of greenery and kerb appeal.

Entry Hallway

3.03 x 1.37 (9'11" x 4'5")

Step into a welcoming hallway through a stylish painted composite front door. Featuring wooden laminate flooring and a radiator, this space provides access to the lounge and carpeted stairs leading to the first floor.

Lounge

5.65 x 4.25 (18'6" x 13'11")

A warm and inviting reception room with wooden laminate flooring and elegant coved ceilings. A large double-glazed window floods the room with natural light. Includes handy under-stair storage and connects seamlessly to both the hallway and kitchen.

Kitchen

4.22 x 5.28 (13'10" x 17'3")

Bright and contemporary, the kitchen is fitted with warm grey cabinetry, stone-effect worktops, and a matching splashback. A double-glazed window and twin patio doors overlook and open onto the rear garden. Tiled flooring, recessed downlights, and coved ceilings add to the finish. Includes an integrated hob, oven, extractor hood, and fridge-freezer, with additional space for freestanding white goods.

WC

1.63 x 1.23 (5'4" x 4'0")

Conveniently located on the ground floor, the cloakroom features tiled flooring, a washbasin, and WC—ideal for guests.

Landing

4.11 x 2.02 (13'5" x 6'7")

A carpeted landing area with a radiator and loft hatch providing access to a partially boarded loft. Additional storage space is available above the stairs.

Master Bedroom

4.61 x 3.15 (15'1" x 10'4")

Spacious and light-filled, the principal bedroom is fitted with carpet, a radiator, built-in wardrobes, and a wall-mounted TV. A double-glazed window overlooks the front of the property, and the room benefits from its own private en suite.

En Suite

1.19 x 3.16 (3'10" x 10'4")

Modern and stylish, the en suite features a waterfall shower within a glass enclosure, partially tiled walls, a WC, washbasin, and a chrome heated towel rail. Recessed downlights and carpeted flooring complete the look.



Bedroom 2

3.93 x 3.15 (12'10" x 10'4")

A well-proportioned double bedroom with wooden laminate flooring, radiator, fitted wardrobe, and a wall-mounted TV. A double-glazed window provides views over the rear garden.

Bedroom 3

3.23 x 2.06 (10'7" x 6'9")

A versatile third bedroom with wooden laminate flooring, radiator, and a double-glazed window to the front—ideal as a single bedroom, home office, or nursery.

Bathroom

2.81 x 2.07 (9'2" x 6'9")

The main bathroom is fitted with vinyl flooring and partially tiled walls. Includes a bath, WC, washbasin, and an obscure-glazed window to the rear. A built-in storage cupboard houses the boiler, and a chrome heated towel rail adds a touch of luxury.

Garden

A private and manageable outdoor space offering a combination of paved decking and a lawned area—perfect for relaxing or entertaining. Includes a wooden garden shed, a raised sleeper planter, an outdoor water tap, and a paved path providing access to the front—ideal for bin storage.

Disclaimer

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 details must therefore be taken as a guide only.



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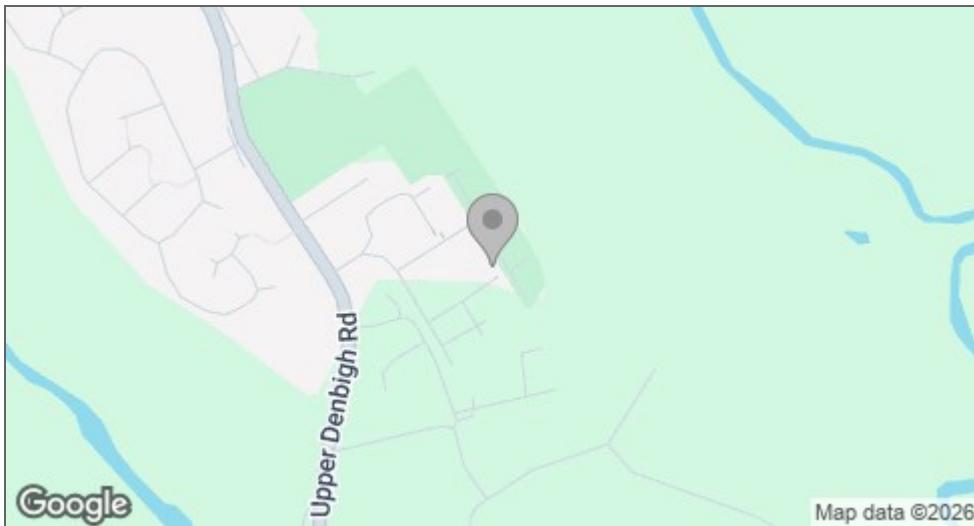


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		95
(81-91)	C		84
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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