



3 Bryn Elwy, St. Asaph, LL17 0RU

£224,900

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EPC - D59

Council Tax Band - C **Tenure - Freehold**

SUMMARY

This stunning three-bedroom semi-detached property is located in the sought-after area of Bryn Elwy, St. Asaph, with excellent access to the A55 Expressway for convenient commuting. The home has been tastefully renovated and modernised throughout, offering stylish and comfortable living spaces.

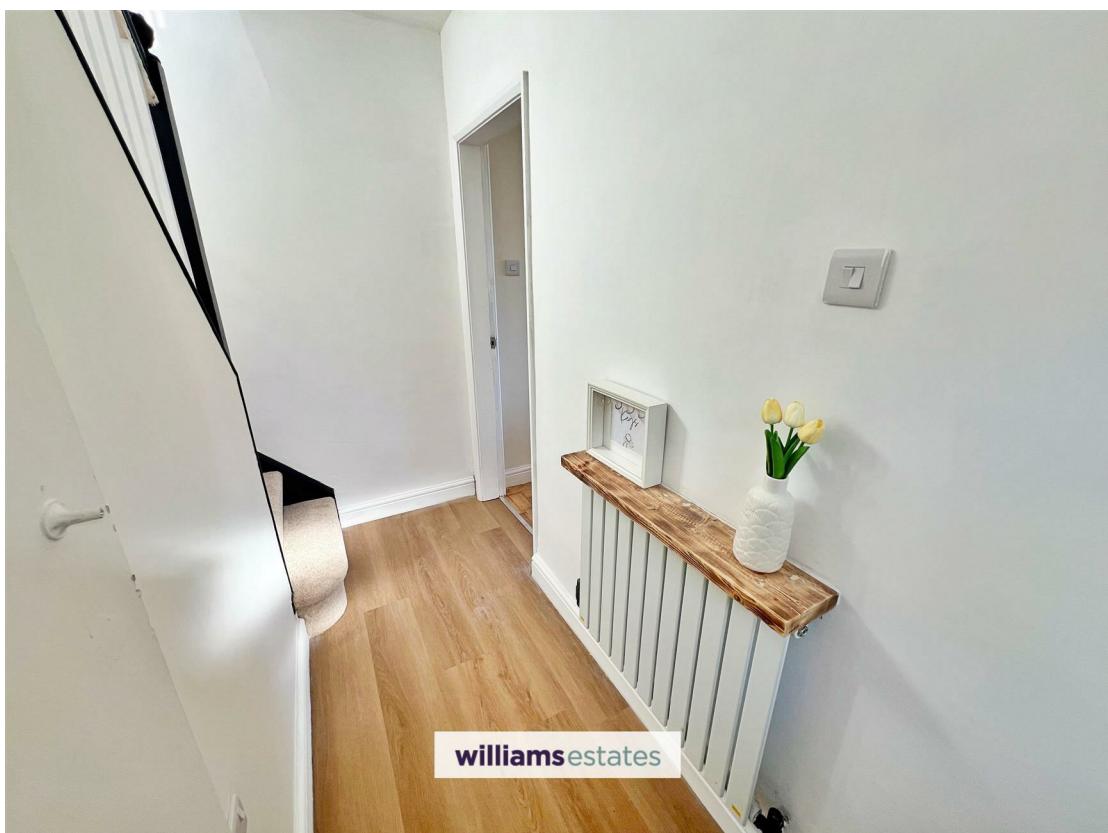
Step inside via the welcoming entrance hallway leading to a light-filled sitting room, complete with a feature media wall. An archway opens into the fabulous kitchen and dining room, enhanced by a multi-fuel log burner. The modern fitted kitchen boasts integrated appliances and a breakfast bar, perfect for both everyday use and entertaining. From here, a rear porch provides access to the garden, alongside a convenient cloakroom.

Upstairs, the spacious landing leads to three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden with potential for a driveway, while the rear garden offers a low-maintenance paved patio with a sunny aspect, ideal for outdoor relaxation.

This delightful home is offered with no onward chain, making it an excellent opportunity for buyers seeking a move-in ready property.

Viewing is highly recommended.



Entrance Hall

Sitting Area

11'8" x 8'10" (3.56m x 2.69m)

Kitchen/Diner

23'8" x 10'11" (7.21m x 3.33m)

Rear Porch

Cloakroom

4'9" x 2'9" (1.45m x 0.84m)

Landing

Bedroom One

14'10" x 8'11" (4.52m x 2.72m)

Bedroom Two

11'9" x 8'11" (3.58m x 2.72m)

Bedroom Three

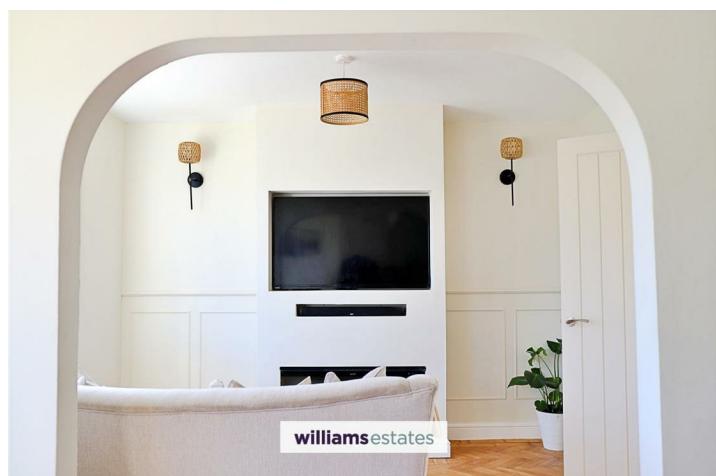
8'5" x 8'1" (2.57m x 2.46m)

Bathroom

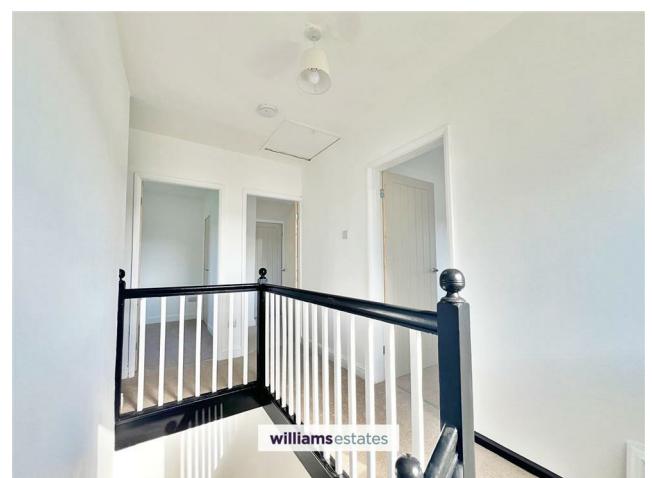
8'11" x 4'7" (2.72m x 1.40m)

Directions

From our Williams Estates Branch in Denbigh, continue down Vale street, turn left onto Rhyl Road at the Traffic Lights, continue to the round about and take your second exit towards Trefnant, continue towards St. Asaph, as you come into St. Asaph Bryn Elwy will be found on your Right hand side.





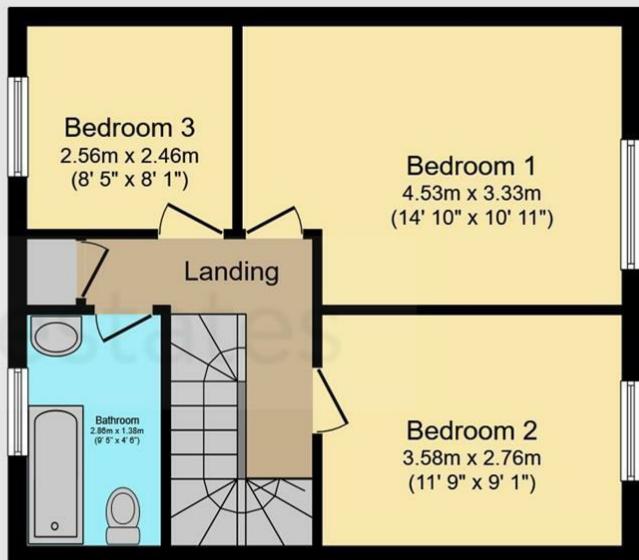








Ground Floor
Floor area 43.9 sq.m. (473 sq.ft.)



First Floor
Floor area 43.9 sq.m. (473 sq.ft.)

Total floor area: 87.8 sq.m. (945 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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