



## Brondyffryn, St. Asaph LL17 0YA

**£269,950**

MONOPOLY BUY SELL RENT are pleased to offer for sale this well-presented two-bedroom detached bungalow, ideally situated within walking distance of Trefnant in North Wales. Occupying a generous corner plot, the property enjoys an enhanced sense of space, privacy, and attractive wraparound gardens. This appealing home offers off-road parking, a garage, and beautifully maintained front and rear gardens. The accommodation comprises a welcoming hallway, comfortable lounge with gas fireplace, modern kitchen diner, bright conservatory, two double bedrooms, and a stylish shower room.

A charming property in a convenient village location, perfect for those seeking well-appointed single-level living!

- Freehold
- Detached Garage
- Two Bedroom Detached Bungalow
- EPC: TBD
- Gas Central Heating
- Double Glazed Windows Throughout
- Council Tax Band D
- Peaceful Location
- Modern Kitchen Diner



## Driveway

A brick paved driveway provides off-road parking for two vehicles and leads to the garage. The front garden is attractively arranged with raised flower beds and gravelled areas, complemented by mature foliage, hedging, trees and seasonal flowers, creating a welcoming first impression.

## Entry Hallway

A carpeted entrance hallway accessed via a uPVC front door with two frosted glass panels. The hallway provides access to the lounge, kitchen diner, bathroom and both bedrooms.

## Lounge

A comfortable and well-proportioned reception room featuring a double glazed window to the front aspect, radiator, fitted carpet and a gas fireplace as a focal point. A wooden internal door leads back to the hallway.

## Kitchen Diner

A modern and stylish kitchen fitted with fjord blue wall and base units complemented by white speckled worktops and tiled splashbacks. Features include an inset farmhouse sink with integrated draining board, four-ring induction hob with electric oven beneath, and stainless steel extractor hood. Wood-effect laminate flooring runs throughout, with downlights, radiator, and useful boiler cupboard and pantry accessed via wooden doors. The room comfortably accommodates a small dining table and chairs, creating a practical and sociable everyday dining space.

## Conservatory

A bright and versatile addition featuring wood-effect laminate flooring, partial brick walls and double glazed windows. A fitted gas heater provides warmth and comfort, making the space ideal for year-round use. Twin double glazed patio doors open onto the rear garden, with a further uPVC glazed door connecting to the kitchen, allowing for excellent natural light and seamless indoor-outdoor flow.

## Bathroom

A contemporary bathroom finished with wood-effect laminate flooring, tiled walls and panelled ceiling with downlights. Comprising a waterfall shower with curved glass enclosure and tray, WC, hand basin with storage beneath, chrome heated towel rail and shaver socket. An obscure double glazed window to the rear provides natural light and privacy.

## Master Bedroom

A spacious double bedroom positioned to the front of the property, featuring fitted carpet, a radiator and a double glazed window.

## Bedroom 2

A second double bedroom with fitted carpet, a radiator and a double glazed window overlooking the rear garden.



## Garden

The enclosed rear garden features a brick paved pathway leading from the gate, a raised lawn bordered by brick walls, and wooden panel fencing. Gravelled areas extend from the front to the rear, offering multiple seating areas surrounded by mature trees, established foliage and flower beds — ideal for relaxing or entertaining. A useful wooden garden shed provides additional storage, completing this well-maintained and versatile outdoor space.

## Garage

Constructed with brick walls and fitted with an up-and-over door, providing secure storage or additional parking.

## 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.

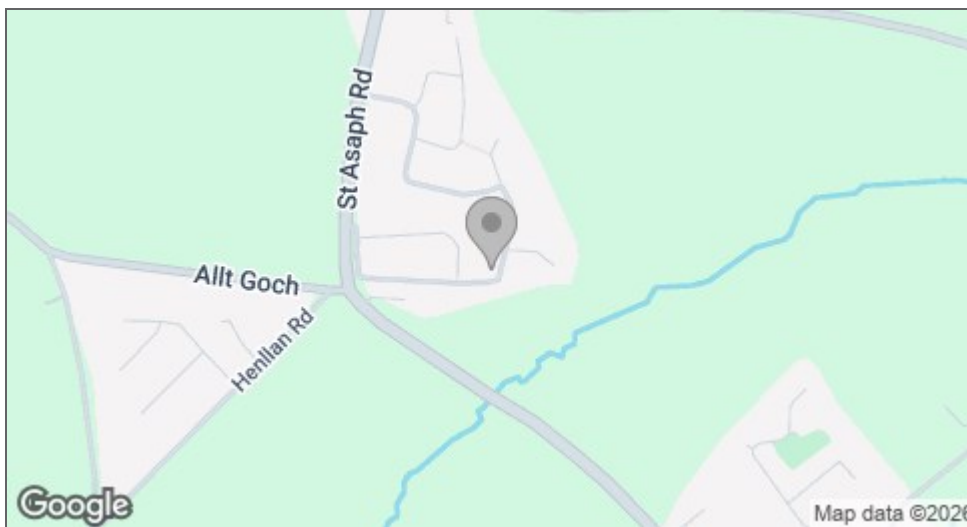
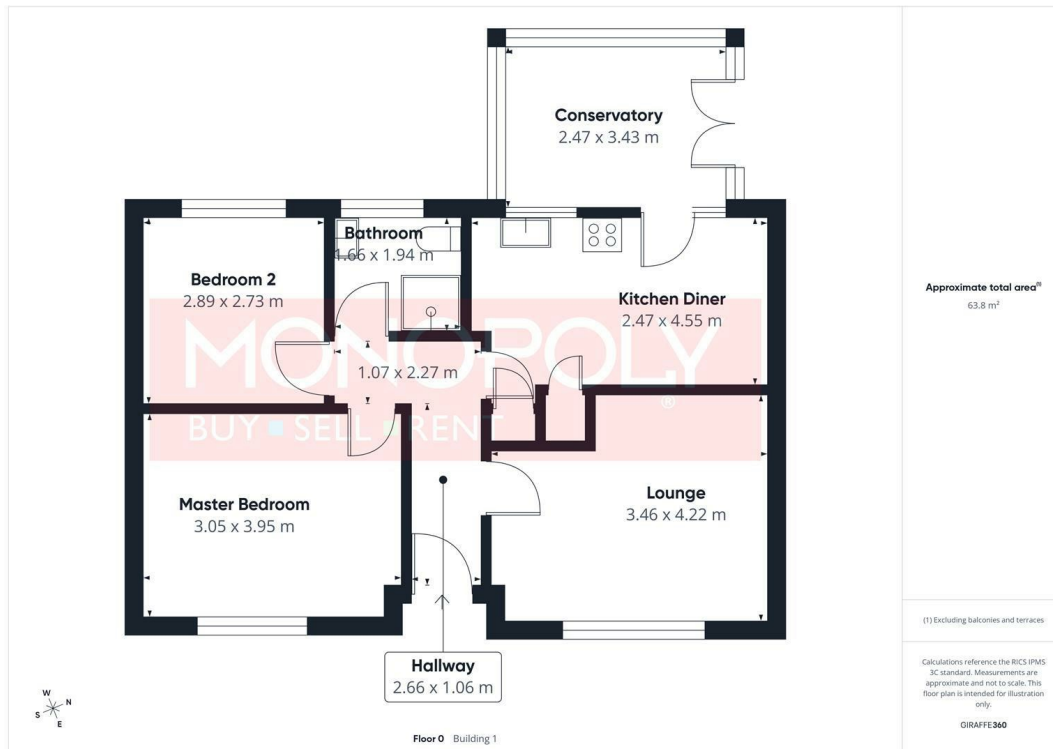












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2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