

27 Bryn Coed, St Asaph, LL17 0DQ

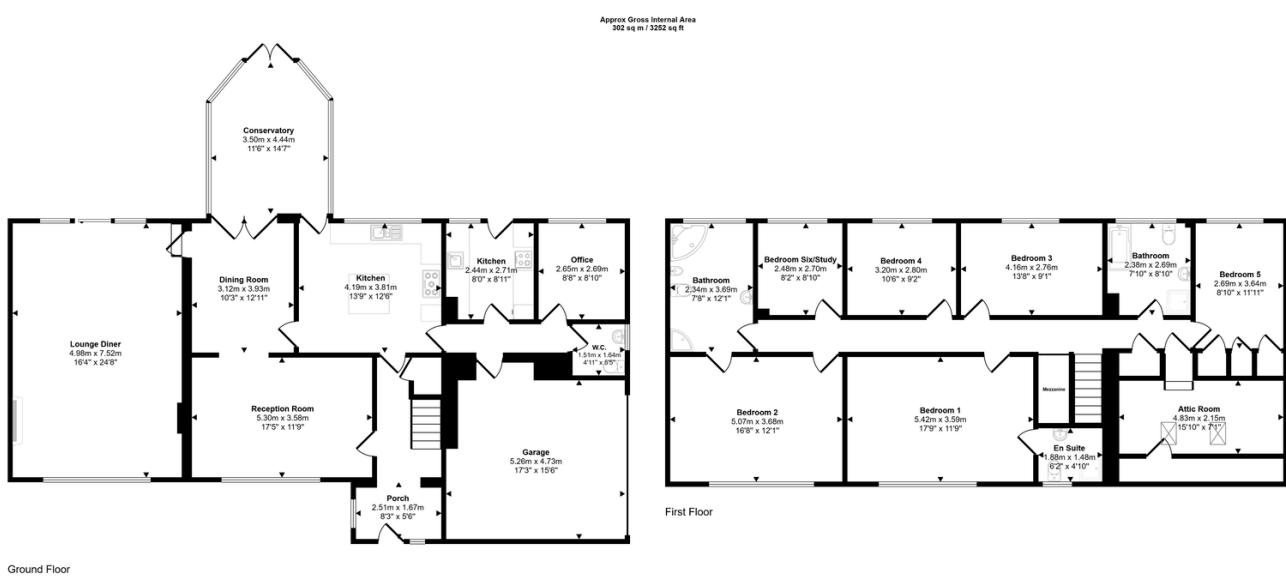
£615,000

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Nestled in a highly sought after location, this impressive detached house presents a rare opportunity for families seeking both luxury and space. Offering six generously sized bedrooms, this residence caters perfectly to modern living needs. Two of the double bedrooms benefit from en-suite facilities. The property boasts three versatile reception rooms, one of the reception rooms features access to the rear garden. The large conservatory further enhancing the entertaining and relaxation. A contemporary kitchen equipped with a central island leads to a convenient utility room. Outside, the extensive grounds are truly exceptional, comprising 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.

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



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

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