

27 Bryn Coed, St Asaph, LL17 0DQ

£615,000

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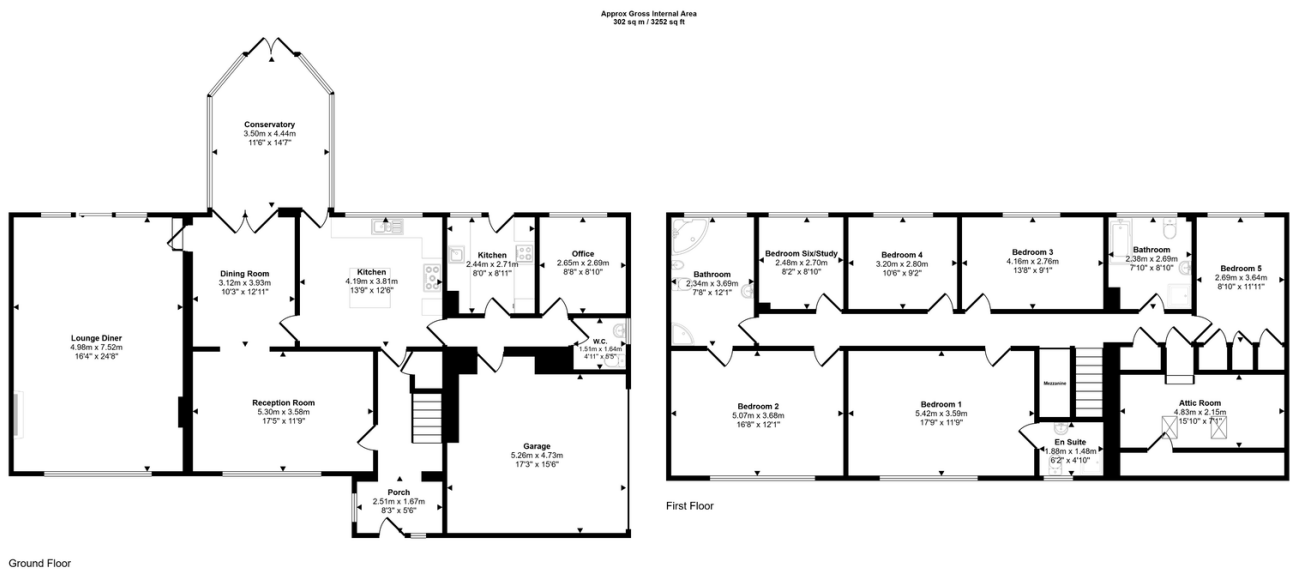


Nestled in a highly sought after location, this impressive detached house presents a rare opportunity for families seeking both luxury and space. Offering six generously sized bedrooms, this residence caters perfectly to modern living needs. Two of the double bedrooms benefit from en-suite facilities. 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.

PETER LARGE

ESTATE AGENTS

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Rooms of items such as bathroom fixtures are representations only and may not look like the real items. Made with Made Snappy 360.

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

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