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**8 Bryn Arthur, St. Asaph, Denbighshire,
LL17 0DP**

£260,000



EPC - null

Council Tax Band - D

Tenure - Freehold

Bryn Arthur, St. Asaph

3 Bedrooms - Bungalow - Detached

Offered for sale, a three bedroom detached bungalow situated in the popular area of Upper St Asaph. Offering easy access to the A55 expressway, local amenities and schools. The property offers extensive gardens with lovely views overlooking the city and surrounding areas. NO CHAIN. EPC rating D62.

Description

A truly deceptive detached bungalow comprising of entrance hall, spacious bright living room with dining area off, fitted kitchen, rear hallway with ample storage, cloakroom/utility, three bedrooms, study/ sitting room, conservatory and bathroom. Set on a good size plot offering ample off street parking, mature gardens to the rear with stunning views. Further benefits include double glazing throughout and gas central heating.

Accommodation

Double glazed door with matching side panel giving access to the hallway.

Hallway

8'5" x 4'11"
Having laminate flooring and glazed door to the lounge.

Lounge

19'5" x 10'10"
A fabulous light room with radiator, laminate flooring, feature fire surround with living flame effect electric fire, dual aspect double glazed windows to the front with distant views and the room being L-shaped offers open plan access to the dining room area.

Dining Room

11'0" x 8'11"
Having continued laminate flooring, radiator, door to the inner hallway and a sliding door providing access into the kitchen.

Kitchen

9'11" x 8'10"
Fitted with a modern range of base, wall and drawer units with complementary worktop surfaces, built in oven and microwave with combination oven, gas hob with extractor fan over, bowl and a half single drainer sink with mixer tap, voids for a fridge freezer and slot in dishwasher, loft hatch, double glazed window and built in full length storage units. Door to the rear hall & utility.

Rear Porch

With quarry tiled flooring, two storage cupboards, double glazed window and rear access door and door leading to the utility room.

Utility room/ Cloakroom

7'7" x 5'1"
Fitted with a modern vanity wash hand basin, push button toilet, vinyl flooring, radiator, double glazed rear window, plumbing for a washing machine and extractor fan. Door leading to Bedroom three.

Bedroom Three

7'7" x 9'5"
Having vinyl flooring, radiator, power points, lighting and a double glazed window to the front

Study/ Sitting Room

9'3" x 9'0"
Originally a bedroom which is now a lovely study room with a radiator, built in storage cupboards, power points, lighting and a double glazed sliding door that provides access into the conservatory

Conservatory

11'2" x 9'0"

Being fully double glazed, ceiling light fan, power sockets, wall lights, french doors giving access to the rear garden and distant views looking across St.Asaph needs to be seen

Bedroom One

12'9" x 9'11"

Having carpet flooring, radiator, lighting, power points and a double glazed window to the rear

Bedroom Two

9'3" x 7'5"

Having laminate flooring, radiator, built in wardrobes, lighting, power points and a double glazed window to the side

Bathroom

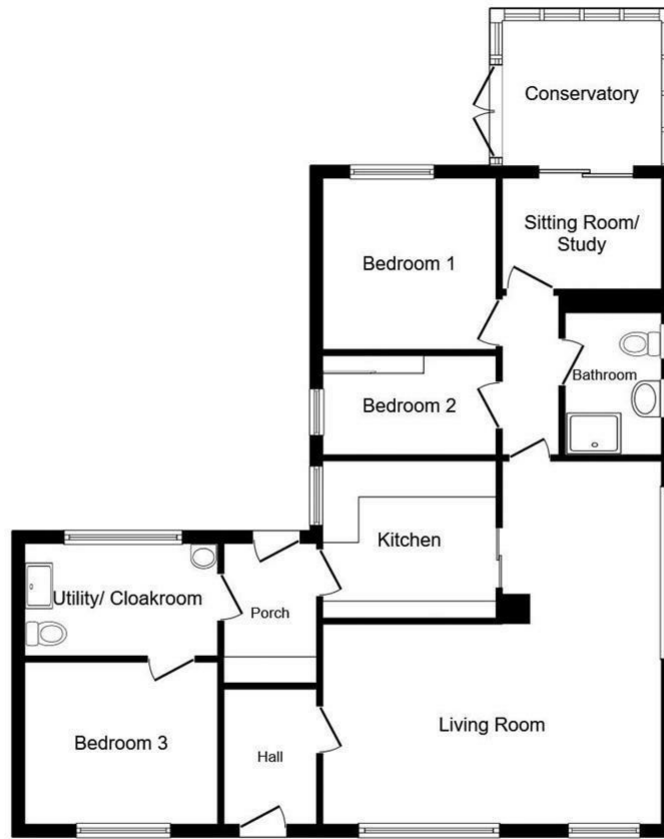
8'5" x 5'6"

Comprising of a white suite of a pedestal hand wash basin, push button WC, double size shower enclosure, wall tiles, heated towel rail, floor tiles, spot light with extractor fan and two double glazed windows

Outside

Double gates providing access onto the blocked paved front driveway, the main garden is lawned with well stocked flower beds. Side access to the rear. The rear is lawned with mature borders, outside tap, lighting and there is a lollipop timber fence that divides the second enclosed lawned garden that is in front of the conservatory and there is a hidden composite decked area which benefits from stunning views, two large flower beds, greenhouse and garden shed.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.