



## Bryn Elwy, , St. Asaph LL17 0RU

£259,950

Monopoly Buy Sell Rent is pleased to present this well-appointed, recently renovated semi-detached home, set on a generous corner plot in the highly sought-after area of Upper St Asaph. Offering spacious and versatile accommodation, the property is ideal for modern family living. At its heart is an impressive open-plan kitchen, lounge, and dining area, complemented by three bedrooms, an attic room, and a contemporary bathroom. Externally, the home benefits from a large wrap-around garden, a private and enclosed rear garden, driveway parking, and an impressive garden room, alongside two useful storage sheds.

- Semi-Detached House on Corner Plot
- Open-Plan Kitchen, Lounge and Dining Area
- Two Double Bedrooms & One Single Bedroom
- Large Wrap-Around Garden
- Impressive Garden Room
- Sought-After Location in Upper St Asaph
- Utility Room with WC and Cloaks Area
- Additional Attic Room Offering Flexible Use
- Modern, Private and Enclosed Rear Garden
- Driveway Providing Off-Road Parking



## Hallway

A white uPVC front door opens into this welcoming entrance hall, beautifully finished with herringbone wood-effect flooring. A turned staircase rises to the first floor with a practical storage cupboard beneath, a radiator and a door leading through to the kitchen area.

## Open Plan Family Room

This impressive L-shaped open-plan living space forms the heart of the home, finished with herringbone laminate flooring throughout for a clean, modern look.

### Kitchen Area:

Fitted with a range of green units and marble-effect worktops, the kitchen also benefits from a breakfast bar for informal dining. Integrated appliances include an induction hob with extractor, eye-level electric oven, integrated fridge freezer, and a composite black sink. A front-facing window provides good natural light, making this a bright and practical space.

### Lounge Area:

The lounge features a brick fireplace with slate hearth and log burner, creating a cosy focal point. A bay window to the front elevation brings in plenty of natural light, while a wooden feature wall adds character.

### Dining Area:

The dining area comfortably accommodates a family dining table and benefits from French doors opening onto the rear garden, ideal for everyday living and entertaining. A door leads through to the WC and utility area.

## WC & Utility Area

Practical and well planned, this space comprises a low flush WC, stainless steel sink set within a worktop, and plumbing for a washing machine and dryer. Finished with red tiled flooring, it also provides a useful cloaks area.

## Landing

A carpeted landing, which benefits from a side window providing natural light, a radiator, an airing cupboard, and doors leading to all rooms.

## Master Bedroom

A generous double bedroom with fitted wardrobes and overhead storage cupboards. The room is carpeted and enjoys a front-facing window, radiator, and additional storage area discreetly hidden behind curtains.

## Bedroom 2

A spacious double bedroom with front-facing window, carpeted flooring, and ample space for additional storage furniture.



### Bedroom 3

A single bedroom with rear-facing window offering pleasant views, radiator, and carpeted flooring. Stairs lead from this room to the loft space, currently used as an office.

### Loft Room

Accessed via stairs from bedroom 3, the generous loft room is a versatile space, currently used as a bedroom. With a large Velux window, downlights, and ample room for storage and seating, it would also make an ideal teenage retreat or hobby room.

### Front Garden

The property is approached via wrought iron gates leading to convenient driveway parking. A brick wall encloses the attractive lawned front garden, complemented by mature borders and a raised planting area that adds colour and character. The corner plot position enhances privacy, with a wooden gate providing access to the rear garden.

### Rear Garden

The rear garden is private and fully enclosed, offering a secure and low-maintenance outdoor space. Finished with porcelain paving, it provides an ideal setting for outdoor dining and entertaining. The garden benefits from an impressive garden playroom, two locked timber sheds, modern panelled wall borders, and a traditional coal store cupboard, combining practicality with style.

### Garden Playroom

A versatile additional reception space currently used as a playroom, featuring tiled carpeting, a front-facing window, power and lighting, and an electric wall radiator. Sliding doors lead to a shed, while French doors open directly onto the rear garden, allowing for excellent indoor-outdoor flow.

### Disclaimer

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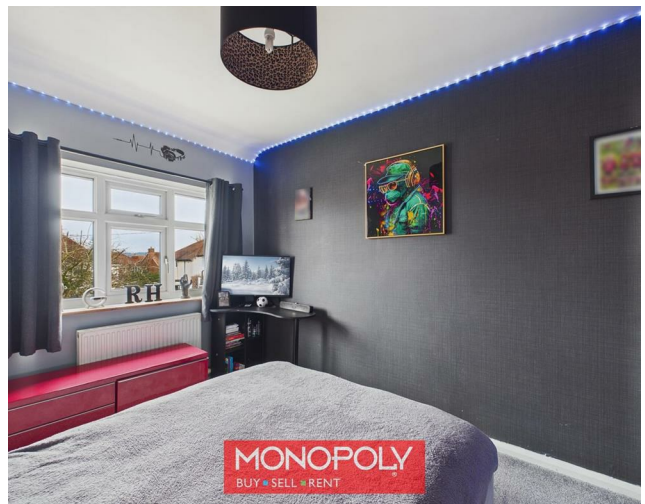
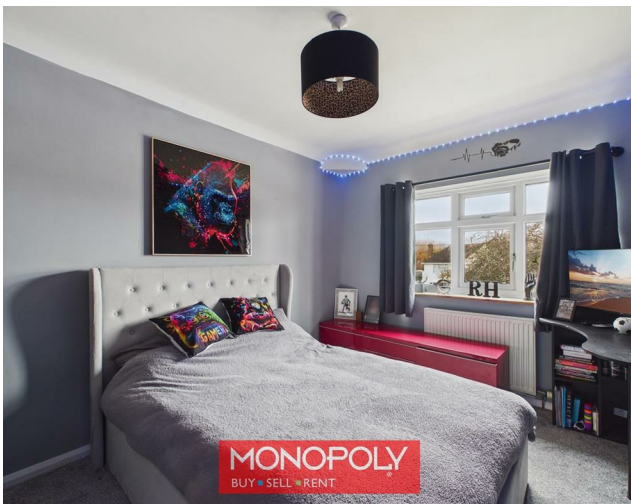
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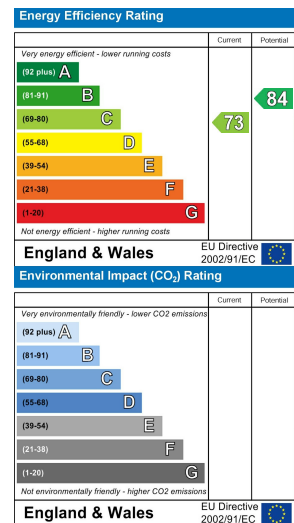
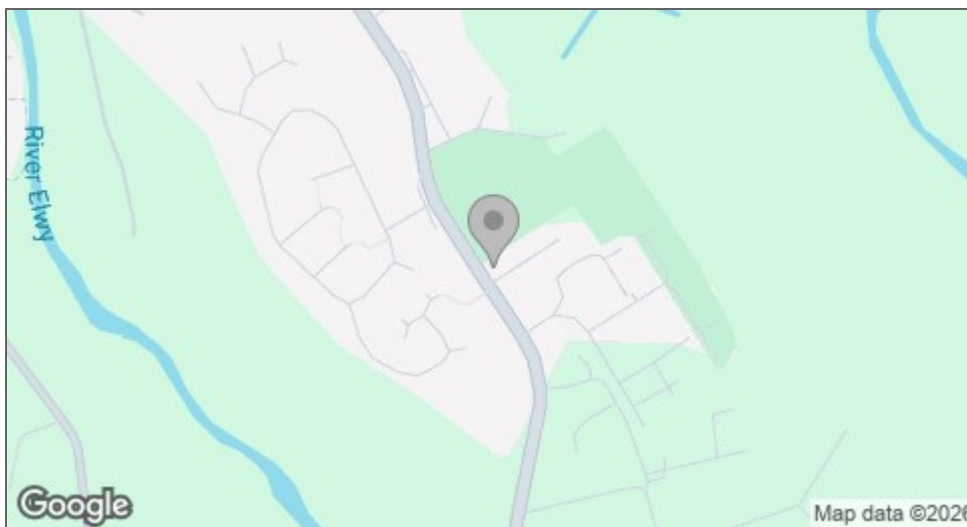
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