



31 Ffordd Brenig, St. Asaph – LL17 0EZ
£380,000

31 Ffordd Brenig

St. Asaph

An excellent opportunity to acquire a spacious three-storey, four-bedroom semi-detached property situated on Ffordd Brenig in St Asaph. Ideally suited to growing families, the property occupies a quiet location whilst remaining within walking distance of the city's amenities, including local schools, eateries, shops and the leisure centre, with convenient access to the A55 for commuting.

The well-proportioned accommodation comprises off-road parking for multiple vehicles, an integral garage with an electric door, entrance hallway, downstairs cloakroom, living room, kitchen/diner and utility room. To the first floor are two double bedrooms, both benefiting from en-suite facilities, with a further two double bedrooms and a family bathroom located on the second floor.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space for relaxation and family enjoyment.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Kitchen/Diner

10' 0" x 9' 1" (3.04m x 2.76m)

A spacious kitchen/diner fitted with complementary worktops and matching wall and base units. The kitchen benefits from an integrated dishwasher, fitted oven, induction hob with stainless steel extractor fan above, stainless steel sink with drainer, and an integrated fridge/freezer. There is ample space for a dining table, along with a uPVC double-glazed window to the rear elevation and uPVC French doors providing access to the rear garden patio. Further features include an under-stairs storage cupboard, radiator and access to the utility room.

Dining Area

15' 5" x 10' 0" (4.70m x 3.06m)

Utility room

8' 9" x 5' 1" (2.67m x 1.56m)

Fitted with matching worktops to the kitchen, complementary wall and base units, and a stainless steel sink with drainer and mixer tap. There are provisions for a washing machine and tumble dryer, a radiator, and a door providing access to the integral garage.

Downstairs W.C.

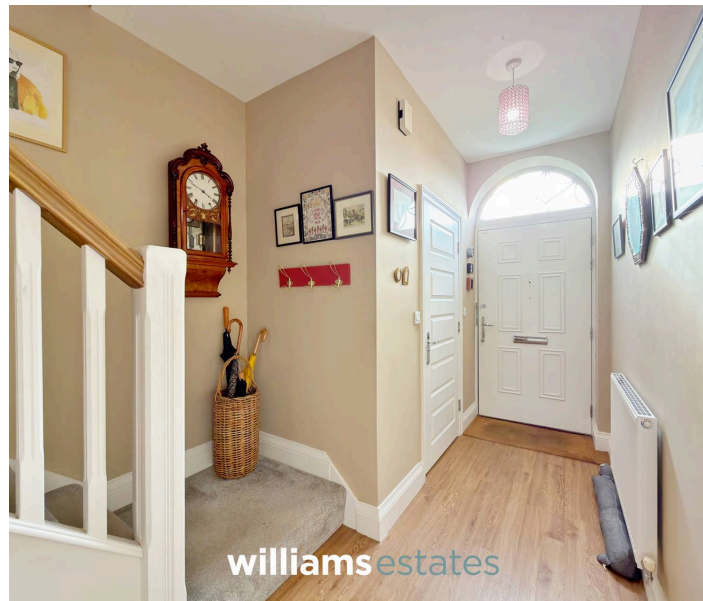
5' 7" x 3' 1" (1.70m x 0.94m)

Comprising a low flush W.C., pedestal wash basin, radiator and a uPVC double glazed obscure window to the front elevation.

First Floor Landing

14' 8" x 6' 5" (4.46m x 1.96m)

The landing provides access to the main bedroom, second bedroom and a useful storage cupboard housing the Worcester cylinder. A staircase leads to the second floor.



Bedroom One

19' 2" x 16' 1" (5.84m x 4.91m)

A generously sized, bright and airy double bedroom featuring two uPVC double-glazed windows to the rear elevation, allowing for plenty of natural light. A door leads through to the en-suite.

En-Suite

8' 6" x 7' 5" (2.60m x 2.26m)

The en-suite comprises a walk-in shower enclosure with fully tiled walls, low-flush W.C. and pedestal wash basin. Further features include half-tiled walls, a chrome heated towel rail and a uPVC double-glazed obscure window to the side elevation.

Bedroom Two

12' 10" x 12' 5" (3.90m x 3.78m)

A bright and spacious double bedroom featuring a uPVC double-glazed window to the front elevation, allowing for plenty of natural light, and a door leading through to the en-suite.

En-Suite

7' 2" x 5' 7" (2.18m x 1.70m)

The en-suite comprises a low-flush W.C., walk-in shower enclosure and pedestal wash basin. Further features include half-tiled walls, a chrome heated towel rail and a uPVC double-glazed obscure window to the front elevation.

Second Floor Landing

6' 7" x 4' 0" (2.01m x 1.21m)

Providing doors off to bedroom three, four and the main bathroom.

Bedroom Three

19' 2" x 14' 8" (5.84m x 4.46m)

A bright and airy double bedroom featuring a uPVC double-glazed window to the front elevation, allowing for plenty of natural light.



**Bedroom Four**

14' 0" x 12' 4" (4.27m x 3.76m)

A double bedroom with a uPVC double glazed window to the rear elevation.

Bathroom

6' 6" x 5' 10" (1.97m x 1.77m)

The family bathroom comprises a bathtub with shower over, low-flush W.C. and pedestal wash basin. Further benefits include a chrome heated towel rail.

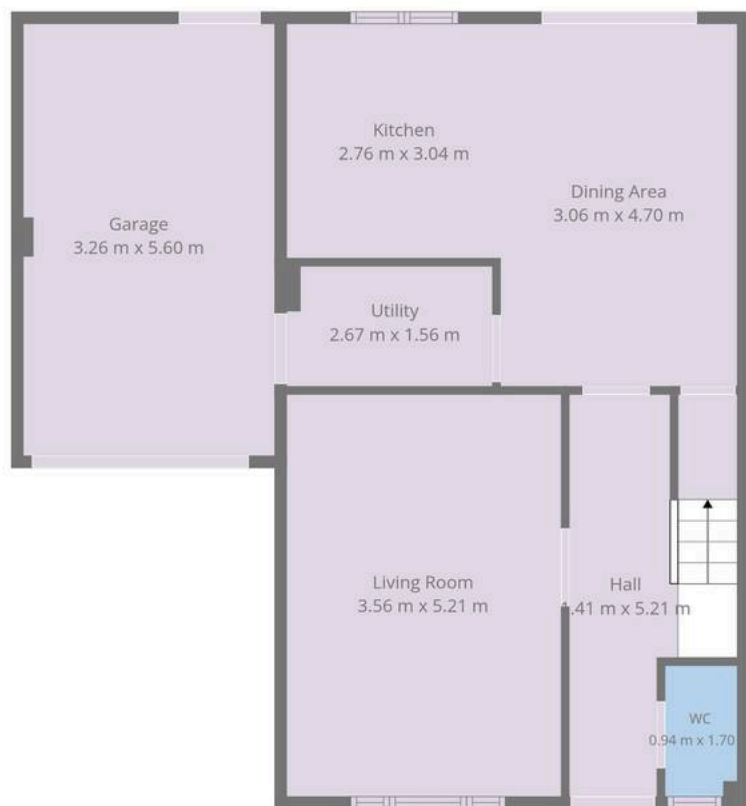
Garage

18' 4" x 10' 8" (5.60m x 3.26m)

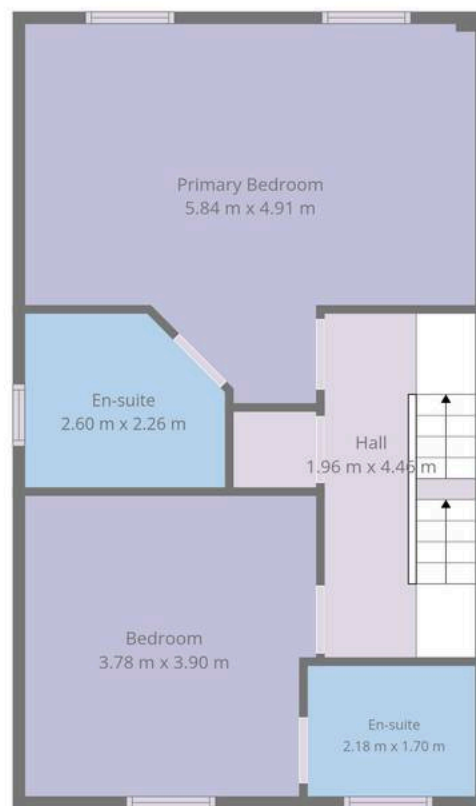
A spacious integral garage featuring an electric up-and-over door, a wall-mounted Worcester gas boiler and a composite door providing access to the rear garden.

DRIVEWAY

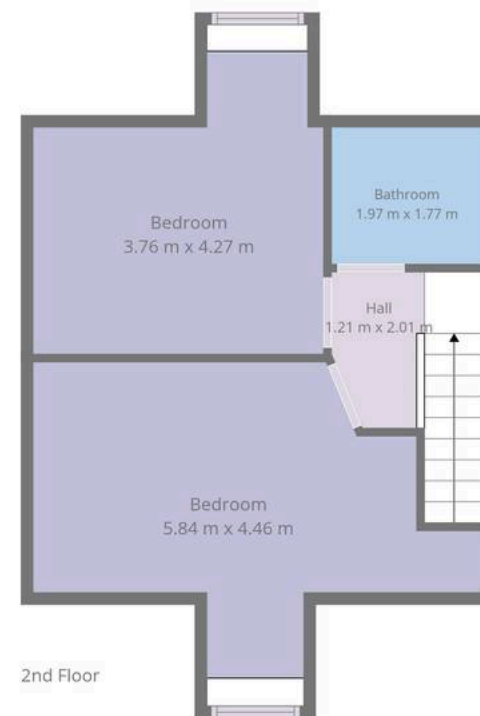
4 Parking Spaces



Ground Floor



1st Floor



2nd Floor

Total: 146 m²

Ground Floor: 54 M², 1st Floor: 58 M², 2nd Floor: 34 m²
 Excluded Areas: Garage: 18 M², Utility: 4 M², Low Ceiling: 5 M²,
 Walls: 16 m²





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