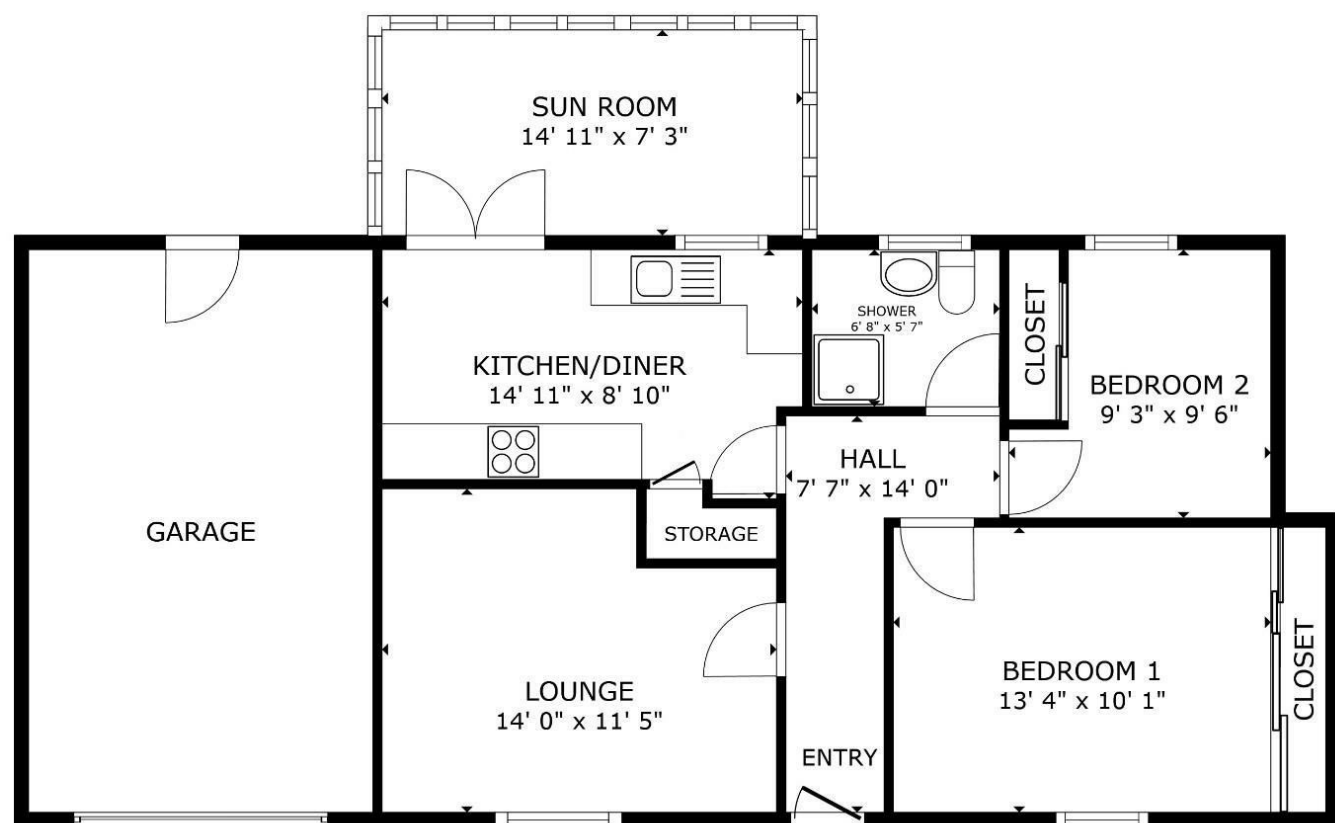
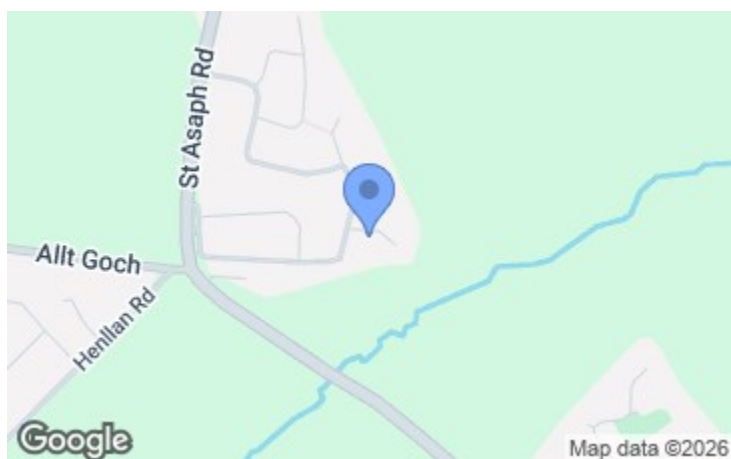


14 Brondyffryn, St. Asaph, Denbighshire, LL17 0YA



GROSS INTERNAL AREA  
FLOOR PLAN 769 sq.ft.  
EXCLUDED AREAS : GARAGE 243 sq.ft.  
TOTAL : 769 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		82	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	65		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

**Cavendish**  
ESTATE AGENTS

St Peter's Square Ruthin, Denbighshire, LL15 1AE

Tel: 01824 703030

Email: ruthin.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



**14 Brondyffryn**  
St. Asaph, Denbighshire,  
LL17 0YA

**Offers Around**  
**£200,000**

A TWO BEDROOM DETACHED BUNGALOW WITH GARAGE LOCATED IN A SMALL ESTABLISHED CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA BETWEEN TREFNANT AND ST.ASAPH.

Affording scope for some modernisation it affords a central hallway, lounge, kitchen/dining room with lean-to single glazed conservatory, 2 bedrooms and shower room. mainly double glazed and gas heating. Open plan garden to front with driveway, attached garage and private enclosed garden to rear.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)

**LOCATION**

The property forms part of this established estate within the favoured Clwydian Park Development, situated approximately 1.5 miles from St Asaph which provides a range of shops serving daily needs as well as access onto the A55 Expressway enabling good access along the North Wales Coast. There is a local shop/ Post Office in the nearby village of Trefnant whilst Denbigh provides a wider range of amenities.

**THE ACCOMMODATION COMPRISES**

Recessed entrance with a composite and woodgrain-effect double glazed door leading to an L-shaped hall.

**L-SHAPED HALL**

Coved ceiling, panelled radiator.

**LOUNGE**

4.27m x 3.48m (14' 11" x 11' 5")

Adams style fireplace with inset electric fire, coved ceiling, double glazed window with blind, TV point and panelled radiator.

**KITCHEN/DINING ROOM**

4.55m x 2.69m (14' 11" x 8' 10")

Fitted base and wall units with woodgrain-effect finish to door and drawer fronts, contrasting stone-effect working surface to include inset single drainer sink with mixer tap, inset 4-ring electric hob with oven. Void and plumbing for washing machine and fridge, fitted larder cupboard, tiled splashback, double glazed window and double glazed French doors leading to an outbuilt lean-to sun room, aluminium framed with single glazing twin doors opening to garden, tiled floor.

**CONSERVATORY**

2.21m x 2.74m (7' 3" x 9')

Single glazed.

**BEDROOM 1**

4.06m x 3.07m (13' 4" x 10' 1")

Double glazed window to front, three section mirror fronted sliding door wardrobe with accommodation for hanging rails and shelving, panelled radiator.

**BEDROOM 2**

2.90m x 2.82m (9' 6" x 9' 3")

Double glazed window to rear, fitted sliding door wardrobe with hanging rails and shelving, panelled radiator.

**SHOWER ROOM**

2.03m x 1.70m (6' 8" x 5' 7")

Modern wet floor system with shower area, low-level screen and Mira electric shower, wash basin and WC. Fully tiled walls with decorative dado, extractor fan, double glazed window and a chrome towel radiator.

**CENTRAL HEATING**

We understand a gas combi boiler is located within the loft space.

**OUTSIDE**

Low-level wall to front with lawned garden and driveway leading to garage.

The rear garden has a high degree of privacy with screen fencing to three sides with central lawn and shrubbery borders.

**GARAGE**

5.61m x 2.62m (18' 5" x 8' 7")

Metal up and over door to front, personal door to rear.

**DIRECTIONS**

From Denbigh proceed down Vale Street and turn left at traffic lights onto Rhyl Road. On reaching main roundabout on outskirts of the town, take the second exit. Continue through the traffic lights at Trefnant, and proceed up the hill following the main road around to the right and take the first right thereafter into Nant y Patrick. Keep right and follow the road around to the left and down the hill and onto Bron Dyffryn, whereupon No 14 will be found on the right hand side.

**TENURE**

believed to be freehold.

**COUNCIL TAX**

Denbighshire County Council - Tax Band D

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc. VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**VIEWING**

By appointment through the Agent's Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/SC