



**6 Ffordd Pen Y Maes, Trefnant, Trefnant,
Denbighshire, LL16 4YL**

£339,000



EPC - null Council Tax Band - E Tenure - Freehold

Ffordd Pen Y Maes, Trefnant

3 Bedrooms - Bungalow - Detached

Video Tour Available... A well presented three bedroomed detached bungalow situated in the sought after village of Trefnant

The accommodation comprises of entrance hall, spacious lounge, kitchen/ breakfast room, three bedrooms, master with en-suite and family bathroom. To the outside, driveway for ample off road parking and garage. Well maintained gardens to the front and rear with a private aspect. Viewing is highly recommended. EPC Rating C 72.



Description

Trefnant is a village and community in Denbighshire. It is located on the A525 road in the Vale of Clwyd, about halfway between St Asaph and Denbigh town. Offering a range of amenities including primary school, public house/restaurant, hairdresser, local post office, Tweedmill outlet village and stunning countryside walks. Also having close access to the A55 which provides links to Llandudno and Chester.

Accommodation

uPVC double glazed door leads into:

Entrance Hall

With radiator, power points, storage cupboard and accommodation off.

Lounge

23'3" x 13'0"

A spacious lounge with feature fireplace and gas fire, radiator, power points and uPVC window to the front.

Kitchen/Breakfast Room

12'11" x 12'9"

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink with bowl and half drainer, four ring gas hob with extractor hood above, integrated double oven, integrated fridge and freezer, part tiled walls, power points, double glazed window to the side and further uPVC external door leads to the side elevation.

Bedroom One

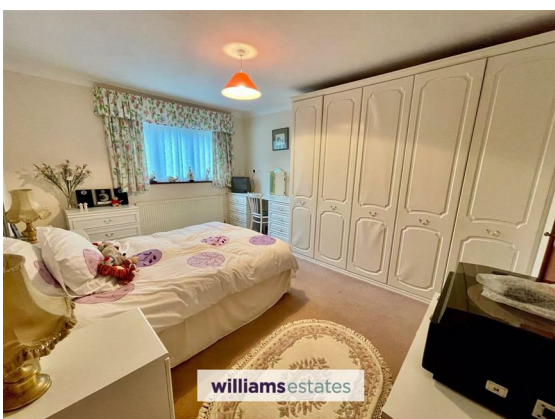
14'7" x 11'5"

Offering a range of fitted wardrobe, radiator, power points and double glazed window to the rear.

En-suite

10'3" x 2'10"

A white suite with low flush W.C, pedestal basin, shower enclosure, radiator, part tiled walls and window to the side.



Bedroom Two

10'10" x 9'11"

Having radiator, power points and double glazed window to the rear.

Bedroom Three

10'10" x 6'1"

Having radiator, power points and double glazed window to the rear.

Bathroom

9'5" x 8'8"

Offering a low flush W.C, bidet, panelled bath, vanity unit and basin, radiator, part tiled walls and obscure window to the side elevation.

Garage

16'10" x 9'2"

With double doors, ample storage space, power and lighting.

Outside

The property is approached via a good size driveway providing ample off road parking and access to the garage.

Covered porch gives way to the front door.

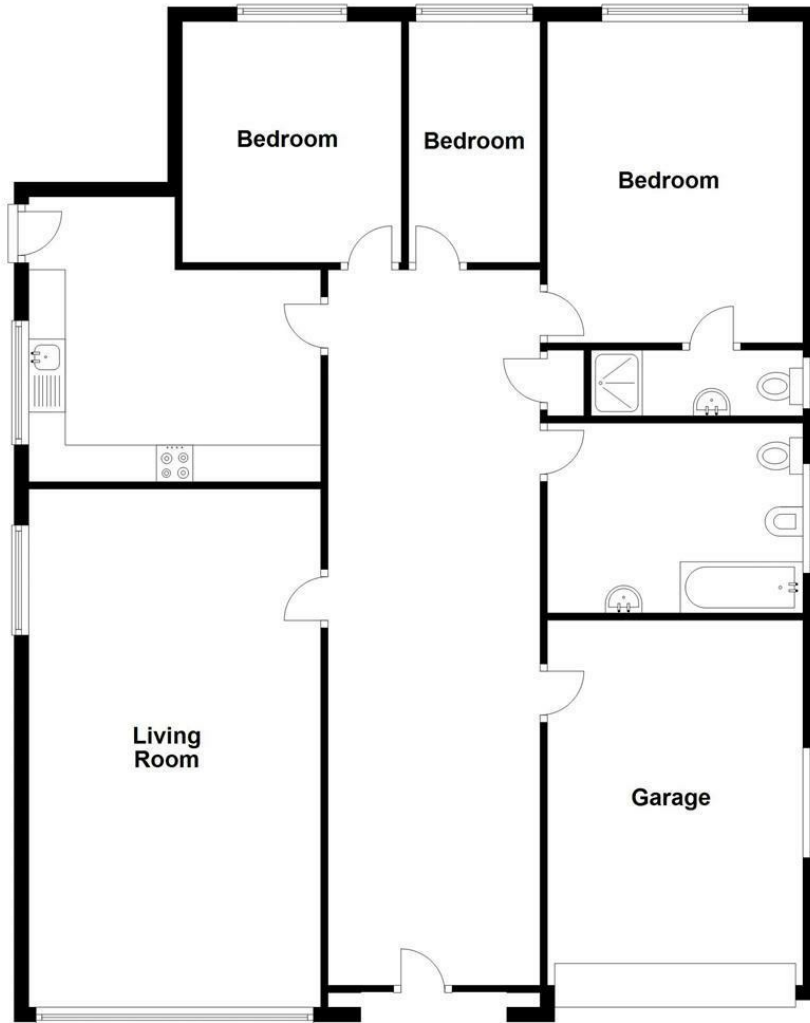
Lawn garden to the front with access to the rear elevation to both sides.

The rear garden is of low maintenance with a variety of patio areas with paving and golden gravel, bounded by timber fencing for privacy.

Directions

From our Denbigh office, proceed down Vale Street and bear left at the traffic lights onto Rhyl Rd. Proceed to the main roundabout on the outskirts of the town, take the second exit onto the A 525 St Asaph/ Rhyl Rd. After approx 3 miles and on reaching the traffic lights in Trefnant, bear right and then take the second left handed turning. Take the first left handed turning into the Ffordd Pen y Maes Estate follow the road and the property can be found on the right hand side by way of our for sale board.





Ground Floor

Approx. 137.0 sq. metres (1474.8 sq. feet)

Total area: approx. 137.0 sq. metres (1474.8 sq. feet)

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.