



Ty Ni 1A Parc Bach, Trefnant, Denbighshire, LL16 4YE

£338,000

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EPC - C69

Council Tax Band - E

Tenure - Freehold

Parc Bach, Trefnant

3 Bedrooms - House - Detached

A spacious detached house situated in a sought after area of Trefnant, being close to local school, shop, post office, a short drive into Denbigh town centre. Close access to the A55 which provides links to Chester and Llandudno. The accommodation comprises of downstairs cloakroom, living room, dining area, kitchen, conservatory, three bedrooms and family bathroom. To the outside an integral garage, ample off street parking and lovely gardens to the front and rear. Further benefits include a newly fitted boiler with 5 year guarantee, double glazed windows and gas central heating. EPC Rating C69.



Accommodation

A uPVC double glazed door with attractive glass panel, adjacent a uPVC double glazed obscure glass panel and covered porch with tiled flooring leads into:

Hallway

A radiator, power points, central heating thermostat and stairs off.

Cloakroom

Comprises of a low flush W.C, washbasin with tiled splashbacks, radiator, extractor fan, coat hanging space and understairs storage cupboard.

Living Room

22'0" x 11'8" (6.71 x 3.56)

Having an electric fire, a double panelled radiator, ample power points, T.V aerial point, full fibre broadband and a timber sealed double glazed window to the front elevation.

Study

11'8" x 5'6" (3.56 x 1.68)

A radiator, power points and uPVC French doors which lead out to the rear garden.

Kitchen

12'8" x 11'7" (3.86 x 3.53)

Having a modern fitted kitchen which comprises of base units with drawers and worktops over, wall units, two integrated electric cooker with four ring gas hob and extractor fan over, splash backs, integrated fridge and freezer, integrated dishwasher, one and a half stainless steel sink with mixer tap, a central island, smoke alarm, power points and flooring. A square archway through to:

Conservatory

13'10" x 8'0" (4.22 x 2.44)

Being uPVC double glazed with French doors which lead out to the rear garden having inset spot lighting, radiator and power points.

Integral Garage

16'9" x 10'1" (5.11 x 3.07)

Having an up and over door and housing the combination central heating and hot water boiler, electric trip switches, power points. To the rear of the garage a utility area incorporating plumbing for a washing machine and a timber window.



Stairs

A turned staircase with handrail leads to the

Landing

Having power points, loft access hatch with loft ladder and the loft space fully boarded out, smoke detector and timber sealed unit double glazed window to the side elevation.

Bedroom One

11'8" x 10'9" (3.56 x 3.28)

A good sized double room offering inbuilt wardrobe with sliding mirror doors providing ample hanging and shelving space, radiator, power points and timber sealed unit double glazed window to the rear elevation enjoying views of the fields beyond.

Bedroom Two

11'8" x 10'9" (3.56 x 3.28)

A good sized double room having radiator, power points and timber sealed unit window to the rear elevation enjoying views of the fields beyond.

Bedroom Three

11'7" x 10'8" Maximum (3.53 x 3.25 Maximum)

Also a double room having power points, radiator and timber sealed unit double glazed window to the front elevation.

Bathroom

Comprises of a modern suite being a low flush W.C, pedestal washbasin with mixer tap, a walk-in shower, aqua panels on the shower wall and half tiled walls for the remainder of the bathroom, wall light, extractor fan, mounted heated towel rail, tiled flooring and obscure timber sealed unit double glazed window to the front elevation.

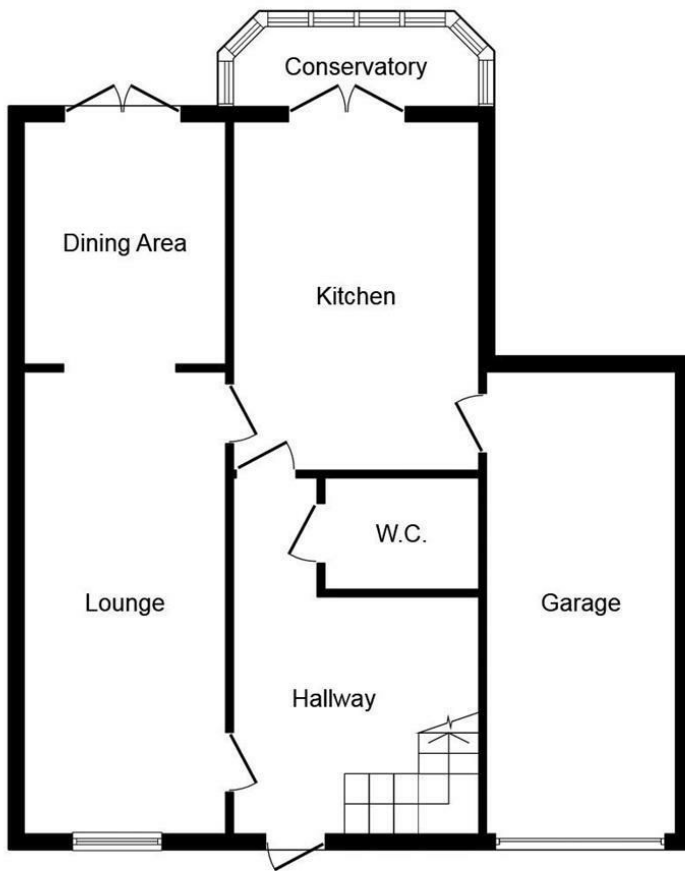
Outside

To the front elevation the property is approached by a tarmac driveway providing ample off street parking and leads to the garage. Also having a mature lawned garden with stocked borders surrounding. To the rear elevation there is a paved patio area, raised lawned garden again with stocked borders and a greenhouse. There is also an attractive gravelled area for ease of maintenance again with stocked borders. Having the added benefits of outside lighting and a cold water tap.

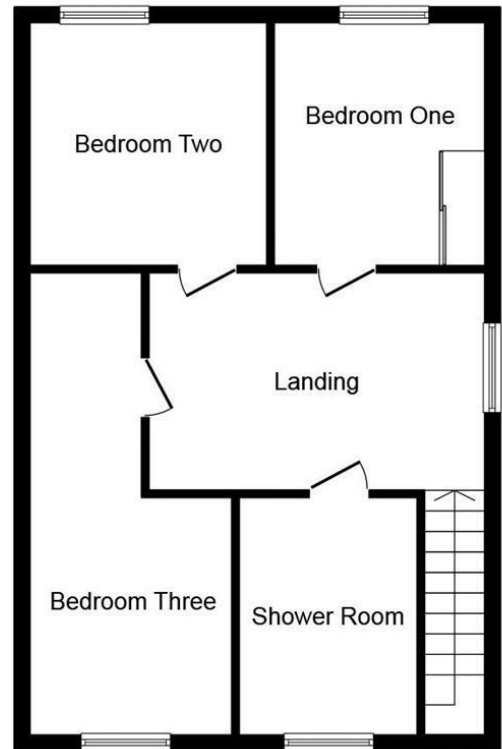
Directions

Proceed from Denbigh office left onto Vale Street. At the traffic lights turn left onto Rhyl Road. Proceed to the main roundabout and take the second exit off signposted St Asaph. Continue to the village of Trefnant and at the traffic lights turn right signposted Mold. Continue along and taking the second left signposted Tremerechion and then take the first left onto Ffordd Pen Y Coed. Take the immediate next left turning onto Parc Bach and Ty Ni can be found on your left hand side.





Ground Floor



First Floor

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.