

# williams estates



**Pant Glas, 29 Maes Gruffydd Estate,  
Trefnant, Denbigh, Denbighshire, LL16**

**£145,000**

 3  1  2  D

**EPC - D60 Council Tax Band - C Tenure - Freehold**

# Maes Gruffydd Estate, Denbigh

## 3 Bedrooms - House - Semi-Detached

Video Tour Available... An ideal first buy/ investment!! Offering two reception rooms, kitchen, three bedrooms, bathroom and W.C. Located in the village of Trefnant, situated on a good size corner plot with gardens around and detached storage garage. Viewing is highly recommended. EPC Rating TBC.

### 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

Front door leads into:

### Entrance Hall

With radiator, power points, window to the side elevation and stairs off.

### Lounge

12'0 x 11'3

Feature fireplace, radiator, power points, door leads into the dining room, and window to the front.

### Kitchen

8'2 x 7'2

Base units with work surface over, stainless steel sink, void for cooker, plumbing for washing machine, tiled splash back, power points, window to the rear and external door leads to the side & rear garden.

### Dining Room

10'5 x 9'1

With radiator, power points, storage cupboard and window to the rear.

### Landing

With radiator, loft access hatch and accommodation off.

### Bedroom One

11'7 x 10'10

Having radiator, power points and window to the front.

### Bedroom Two

11'0 x 10'4

Having storage cupboard, radiator, power points and window to the rear.

### Bedroom Three

9'9 x 6'11

Radiator, power points and window to the front.

### Bathroom

6'10 x 5'10

A white suite with panelled bath, wall mounted basin, part tiled walls and window to the rear.

### W.C

Low flush W.C and window to the side.

### Outside

The property is approached via a pathway which leads to the front door and gardens.

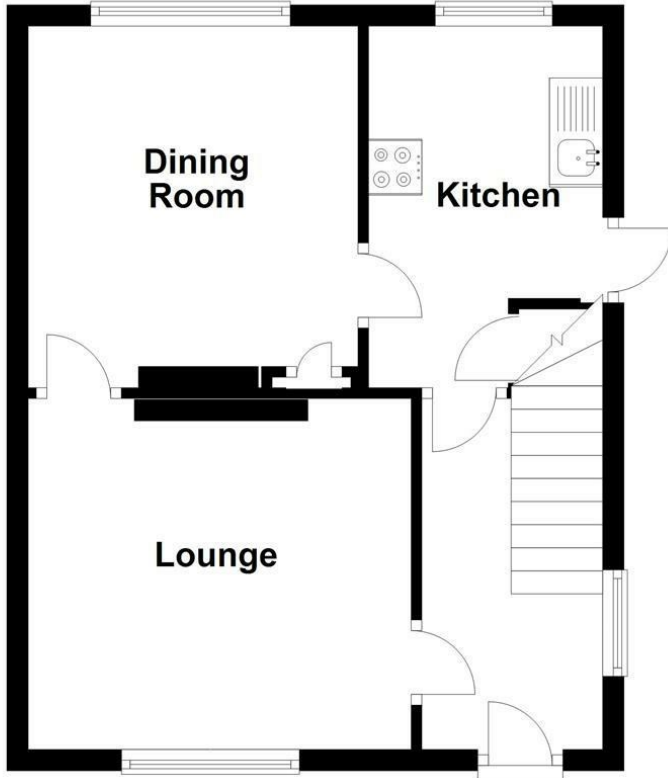
The front garden is laid to lawn bounded by timber fencing for privacy.

To the rear, a small lawn area with access to the detached garage/ shed.



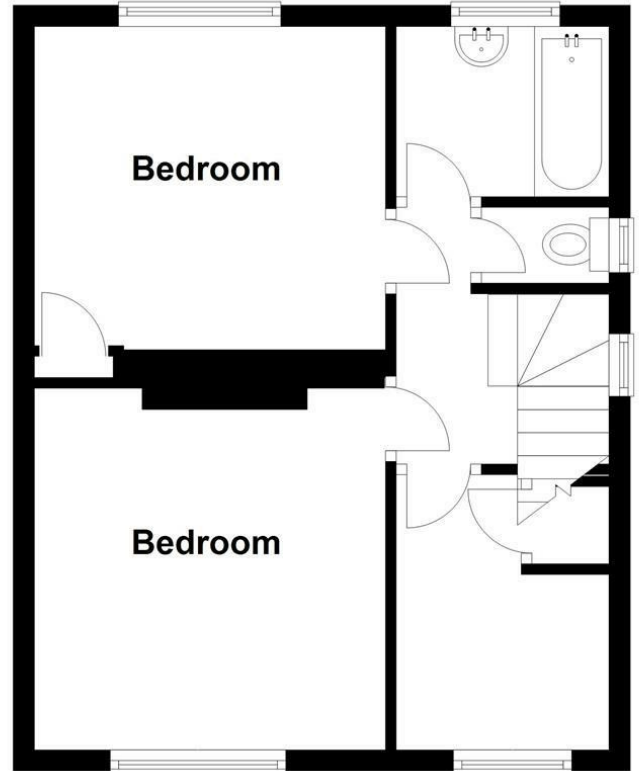
## Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 73.4 sq. metres (790.5 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 817417

[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

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.