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**18 Nant Y Patrick, St. Asaph,  
Denbighshire, LL17 0BN**

**£250,000**



**EPC - null**

**Council Tax Band - D**

**Tenure - Freehold**

# Nant Y Patrick, St. Asaph

## 2 Bedrooms - Bungalow - Detached

No Onward Chain!! - A two bedroom link-detached bungalow located in the popular village of Trefnant. In need of modernisation, comprising of entrance hall, lounge, dining room, kitchen/ breakfast room, two bedrooms and bathroom. To the outside, a well maintained rear garden with a variety of shrubs, giving a private sunny aspect. Situated on a good size corner plot offering a lawned front garden with driveway and access to the 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

Hardwood door leads into:

### Entrance Porch

With tiled flooring, brick built walls and door with obscure glass leads into:

### Hallway

With radiator, power points, loft access hatch and storage cupboard housing the gas central heating boiler.

### Lounge

11.11 x 21.11 (3.35m.3.35m x 6.40m.3.35m)  
A spacious lounge with feature fireplace and gas fire, radiator, power points and double glazed window to the front elevation.

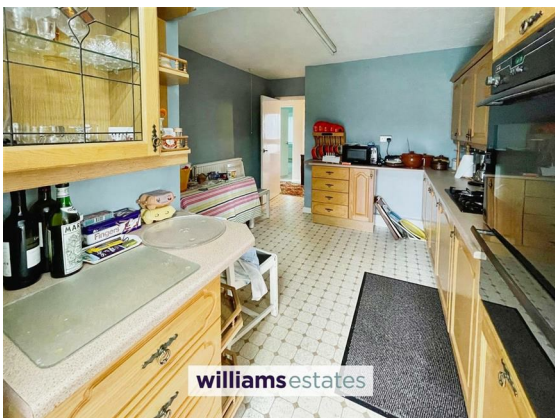
Obscure glazed door leads into:

### Dining Room

8.05x 8.11 (2.44m.1.52m x 2.44m.3.35m)  
With radiator, power points, double glazed window to the side and further double glazed sliding patio doors lead to the rear garden.

### Kitchen

10.05 x 19.03 (3.05m.1.52m x 5.79m.0.91m)  
Offering a range of wall, drawer and base units with surfaces over, gas hob with extractor hood over, electric oven, void for fridge, stainless steel sink, power points, double glazed window to the rear and door leads to the garden.



### Utility

6.11 x 4.04 (1.83m.3.35m x 1.22m.1.22m)

With plumbing for washing machine/dryer, stainless steel sink and uPVC window to the rear elevation.

### Bedroom One

11.05 x 11.01 (3.35m.1.52m x 3.35m.0.30m)

uPVC window to the front elevation, radiator and power points

### Bedroom Two

12.08 x 9.11 (3.66m.2.44m x 2.74m.3.35m)

With sliding fitted wardrobes, radiator and uPVC window to the rear elevation

### Bathroom

6.04 x 5.06 (1.83m.1.22m x 1.52m.1.83m)

With panelled bath and shower over, wash basin, low flush W.C, tiled walls and obscure window.

### Garage

20.02 x 8.00 (6.10m.0.61m x 2.44m.0.00m)


With up and over door, side pedestrian door, power, lighting and uPVC double glazed window to the rear

### Outside

Access to the side of the property via a timber gate. The rear garden is a private and sunny garden being a good size with mature trees and bounded by timber fencing and hedging. Having the added benefit of outside cold water supplies, outside lighting and two timber sheds.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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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.