

13 Bodfari Road, Trefnant, Denbigh, Denbighshire, LL16 4UA

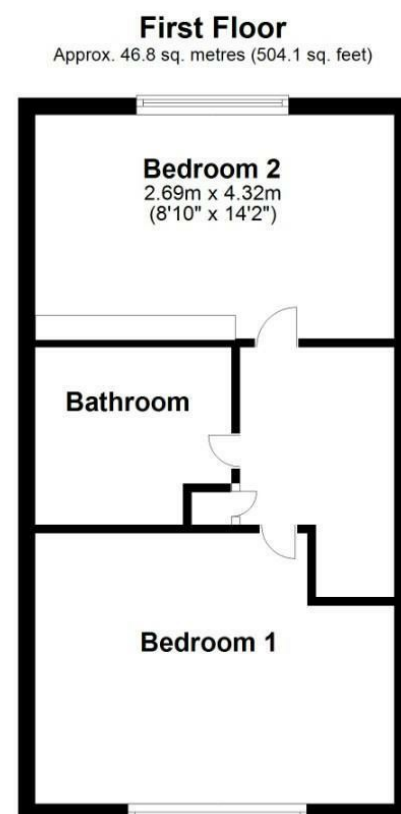
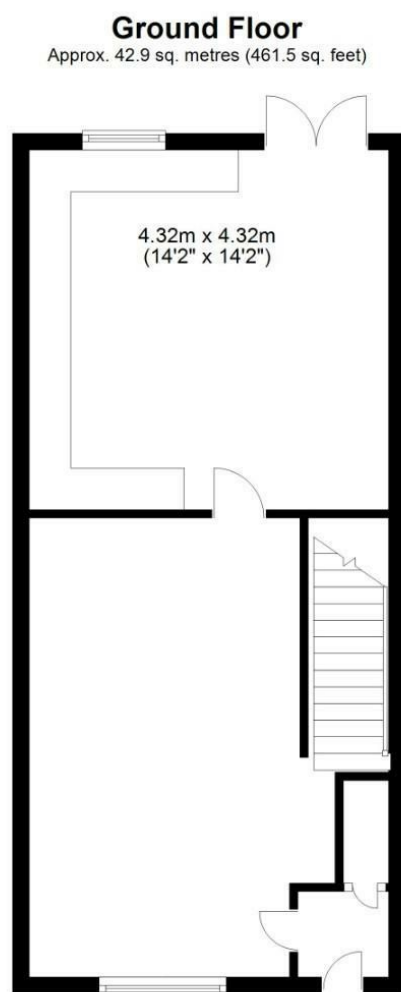
**Cavendish**  
ESTATE AGENTS

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



Total area: approx. 89.7 sq. metres (965.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(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	

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



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Trefnant, Denbigh, Denbighshire,  
LL16 4UA

**Offers Around**  
**£185,000**

**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.

A modern two bedroom mid-terraced town house situated on the outskirts of Trefnant close to open countryside yet within easy reach of St Asaph and Denbigh.

With parking for two cars the accommodation comprises hall with cloaks & w.c., spacious lounge with contemporary fireplace, kitchen/dining room with integrated appliances and french doors opening onto a patio area. First floor two double bedrooms and family bathroom.

Outside is an enclosed paved patio to the rear and access to the parking area.



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**LOCATION**

Trefnant is a popular village community standing some 2 miles from St.Asaph and access to the A55 Expressway. There is an Inn, shop and primary school. Whilst the nearby market town of Denbigh provides a more comprehensive range of shopping facilities catering for most daily needs and leisure facilities.

**THE ACCOMMODATION  
COMPRISES****HALL**

Panelled door leading to hall, radiator.

**CLOAKROOM**

Wash basin and low level WC, radiator.

**LOUNGE**

5.51m max x 4.32m (18'1" max x 14'2")



A spacious room with double glazed window to front, staircase rising off with understairs cupboard, TV point, panelled radiator. Mock Adams style fireplace with marble insert and hearth, wood grain effect floor finish.

**KITCHEN/DINING ROOM**

4.32m x 3.25m (14'2" x 10'8")



Fitted with a modern range of base and wall mounted cupboards and drawers with a medium tone wood grain effect finish to door and drawer fronts, contrasting working surfaces to include an inset single drainer sink, integrated gas hob, electric oven, fridge/freezer and washing machine, concealed gas fired boiler providing domestic hot water and heating, ceramic tile flooring, window, double glazed French doors opening to the rear patio, panelled radiator.

**FIRST FLOOR LANDING**

Fitted airing cupboard with slatted shelf.

**BEDROOM ONE**

4.32m x 3.25m max (14'2" x 10'8" max)



Double glazed window to front, panelled radiator.

**BEDROOM TWO**

4.34m x 3.30m (14'3" x 10'10")



Sliding door and mirror fronted wardrobe, panelled radiator.

**BATHROOM**

White suite comprising panelled bath, separate walk in shower cubicle, wash basin and WC. Extractor fan, panelled radiator.

**OUTSIDE**

The property fronts onto Bodfari Road with pedestrian gate leading in to an

enclosed low maintenance area being mainly gravel. The principal access to the property is from the adjoining cul de sac with a driveway leading in providing space for parking two cars in tandem. Beyond, a gate opens to an enclosed and quite private rear domestic area/patio with brick screen walling and flagged area.

**DIRECTIONS**

From Denbigh take the main A525 St.Asaph road for some 2 miles and on entering Trefnant turn right at the traffic lights onto the Mold road and continue for approximately one-third of a mile whereupon the property will be seen on the left hand side before leaving the village.

**AGENTS NOTES**

mains water, electricity, gas and drainage. gas heating.

**TENURE**

Believed to be freehold.

**COUNCIL TAX****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 £30.00 per person payable by 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.

**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 Ruthin office 01824 703030.

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

HE/PMW

**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.