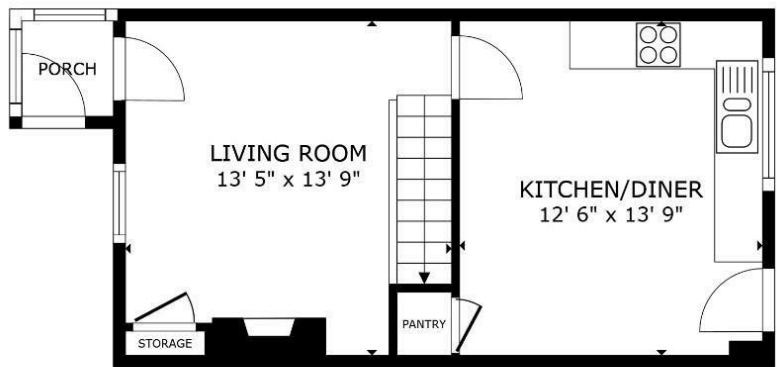
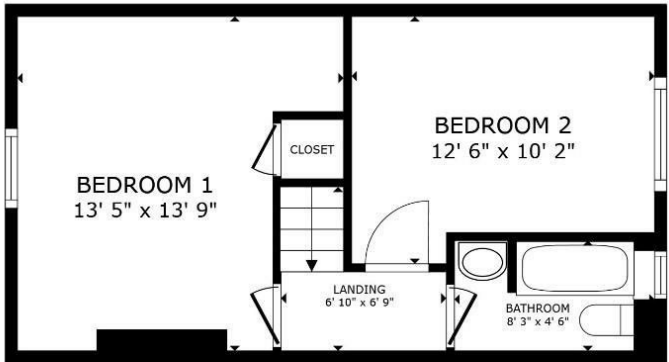


2 Railway Terrace, Trefnant, Denbigh, Denbighshire, LL16 4UR



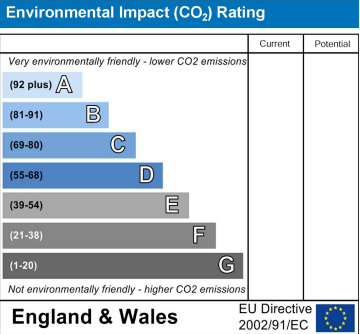
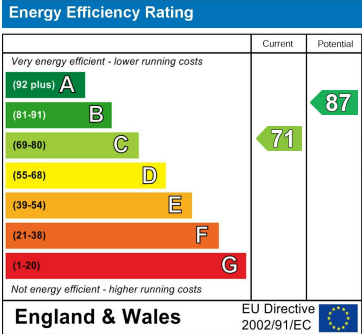
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 360 sq.ft. FLOOR 2 360 sq.ft.
TOTAL : 721 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport —



2 Railway Terrace

Trefnant, Denbigh, Denbighshire,
LL16 4UR

Price
£150,000

AN IMMACULATLY PRESENTED AND EXTENDED TWO BEDROOM MID-TERRACED HOUSE with long rectangular shaped rear garden with brick/slatted store. Forming part of a row of similar properties to the centre of this convenient village location, mid way between Denbigh and St Asaph, and within a few minutes drive of the A55. The property has been greatly extended to the rear to provide deceptively spacious accommodation with the benefit of gas fired central heating, double glazing, a modern fitted kitchen and high standard of decorative order throughout. In brief comprising entrance porch, living room with feature fireplace, kitchen/diner, first floor landing, two good size bedrooms and bathroom. A particular feature is the pleasant rear garden with extensive brick paved patio areas, lawn and brick built garden store to the lower part of the garden. Viewing highly recommended.

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.

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LOCATION

Trefnant has a local 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 A55 at St Asaph is approximately 3 miles, enabling easy access along the north Wales coast, to Chester (30 miles) and the motorway network beyond.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

UPVC double glazed front door to entrance porch, double glazed windows, quarry tiled floor and part glazed wood panelled internal door to the living room.

LIVING ROOM

4.01m x 3.73m (13'2" x 12'3")



An attractive room with double glazed window to the front, modern cream coloured fireplace with pebble effect electric fire, fitted cupboards into alcoves to either side housing the gas and electricity meters, staircase to the first floor, TV aerial point and two radiators. Internal door to kitchen/diner.



KITCHEN/DINER

3.68m x 4.04m (12'1" x 13'3")



A spacious room fitted with a range of light oak effect fronted base and wall units with contrasting worktops and tiled splashback. Inset stainless steel sink unit with preparation bowl and mixer tap, and range of integrated appliances comprising ceramic hob with stainless steel cooker hood and electric oven beneath, fridge/freezer and dishwasher. Void and plumbing for washing machine, tiled floor, radiator, understairs storage cupboard, recessed ceiling lighting, Worcester wall mounted gas fired central heating boiler and double glazed window overlooking the garden. A UPVC double glazed exterior door leads to outside.



FIRST FLOOR LANDING

Loft access and modern wood grain effect interior doors to both bedrooms and bathroom.

BEDROOM ONE

4.14m x 3.18m extending to 4.01m into recess (13'7" x 10'5" extending to 13'2" into recess)



A spacious main bedroom with low level double glazed window to the front, radiator, built-in over stairs cupboard and TV aerial point.



BEDROOM TWO

3.71m x 2.54m plus recess (12'2" x 8'4" plus recess)



Double glazed window to the rear with open aspect and radiator.

BATHROOM

2.39m x 1.42m (7'10" x 4'8")



A well appointed bathroom with three piece suite and part tiled walls comprising panelled bath with mains shower valve and folding screen, pedestal wash basin with mirror above and low flush WC. Wood effect vinyl floor covering, chrome towel radiator and double glazed window with frosted glass.

OUTSIDE



To the rear is a long rectangular shaped garden, not directly overlooked, with brick paved patio areas and pathways, shaped lawn and deep barked shrubbery borders with established shrubs. Security light, tap and panelled fencing to the boundaries. The property also has the benefit of pedestrian access to the rear.



GARDEN STORE

2.72m x 1.70m (8'11" x 5'7")



A brick built garden store located to the bottom of the garden providing ideal storage.

DIRECTIONS

From Denbigh take the A525 St Asaph Road and after approximately 3 miles and on reaching Trefnant turn right at the traffic lights whereupon the property will be found on the right hand side..

COUNCIL TAX

Denbighshire County Council - Tax band C

TENURE

Understood to be Freehold

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.

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.

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

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

DW/PMW