



GROSS INTERNAL AREA  
FLOOR PLAN 731 sq.ft.  
EXCLUDED AREAS : PATIO 36 sq.ft. GARAGE 184 sq.ft.  
TOTAL : 731 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.



## 13 Nant Y Patrick

St. Asaph, Denbighshire,  
LL17 0BN

Offers Around  
£265,000

A TRADITIONAL TWO BEDROOM DETACHED BUNGALOW WITH GARAGE AND VERY EXTENSIVE GARDENS LOCATED TO THE LOWER PART OF THIS POPULAR RESIDENTIAL AREA BETWEEN ST. ASAPH AND DENBIGH.

Affording scope for modernisation and possible extension the bungalow stands in a very large corner plot with wide sweeping lawns to rear. It affords entrance porch, hall, through lounge/dining room, kitchen, 2 double bedrooms and shower room.

Drive for two cars and garage with adjoining utility room.

**LOCATION**

Nant Y Patrick is a popular and well established development situated on the outskirts of the village of Trefnant, some 3 miles from St Asaph and A55 and 3.5 miles from Denbigh. There is a local shop and Post Office at Trefnant, Inn, bowling green and Parish Church, whilst both Denbigh and St Asaph provide a good range of facilities.

**THE ACCOMMODATION COMPRISES**

Twin panelled doors opening to a small enclosed porch.

**SMALL ENCLOSED PORCH**

Panelled and glazed door leading to L-shaped hall.

**L-SHAPED HALL**

Access to roof void, panelled radiator.

**LOUNGE/DINING ROOM**

6.71m x 3.63m (22' x 11'11")



A well lit through room with wide double glazed window to the front elevation with vertical blinds and glazed French doors with panel to either side leading to the rear garden. Fitted gas fire within a tiled and timber surround together with raised hearth, TV point, wall light points, panelled radiator.

**KITCHEN**

3.33m x 3.18m (10'11" x 10'5")



Fitted with a range of base and wall mounted cupboards and drawers with single drainer sink unit with mixer tap, drainer and under cupboards, space for slot-in electric cooker with tiled splash and convector hood, open fronted and enclosed wall cabinets with display shelving, high-level shelving, fitted table providing breakfast bar with drawers and a further walk-in pantry cupboard. Window and glazed door leading to rear garden.

**BEDROOM1**

3.48m x 3.35m (11'5" x 11')



Double glazed window to front with blind, fitted sliding door wardrobe with hanging rail and cupboard beneath, panelled radiator.

**BEDROOM2**

3.66m 3.05m x 3.02m (12' 10" x 9'11")



Double glazed window with blind to rear, fitted wall cupboards and wardrobe, panelled radiator.

**SHOWER ROOM**

1.73m x 1.98m (5'8" x 6'6")



Corner cubicle with glazed screen and thermostatic shower, pedestal wash basin and WC. Tiled walls with decorative dado, wall cabinet and wall mirrors, panelled radiator.

**OUTSIDE**

Low-level brick wall with inset flowerbed together with brick pillars and wrought iron gates opening to a tarmacadam to concrete driveway providing space for parking for two cars and access to the garage. There is a tarmacadam pathway which

extends across to the front door of the bungalow together with established borders together with a central lawn and borders.

bungalow with an open fronted summer house and an enclosed domestic area to the left-hand gable.

sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**\*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.

**DETACHED GARAGE**

7.01m x 2.44m (23' x 8')

With up and over door to the front and personal door to the side. The garage has been used for some time as a workshop with work benches and fitted shelving to two walls to include the inside of the garage door. Electric light and power installed.

**ADJOINING UTILITY ROOM**

2.36m x 1.45m (7'9" x 4'9")

Panelled door in and two single glazed windows, fitted worktop with plumbing and void for washing machine, space for upright fridge/freezer.

**DIRECTIONS**

From the Denbigh area proceed on the A525 St Asaph Road. Continue to Trefnant and proceed straight on at the traffic lights and follow the main road around to the right and then take the immediate right hand turn into Nant Y Patrick. Take the first left whereupon the property will be found towards the bottom of the road on the left hand side.

**AGENTS NOTES****TENURE**

Freehold.

**COUNCIL TAX**

Denbighshire County Council - Tax Band D

**\*ANTI MONEY LAUNDERING REGULATIONS**

The rear is a particular feature of the bungalow as it has one of the larger plots within the Nant Y Patrick cul-de-sac. It affords a high degree of privacy with mature hedging in the main and provides a large sweeping lawn together with an enclosed former kitchen garden with raised beds and 8 ft aluminium framed greenhouse. There is a gravelled and paved patio area to one side of the

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**\*EXTRA SERVICES - REFERRALS**

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.

**\*RUTHIN VIEWING**

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

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

**HE/SLC**