

williams estates



**1 Cae Pedr, Tremeirchion, Tremeirchion,
Denbighshire, LL17 0EE**

£200,000

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EPC - F28 Council Tax Band - C Tenure - Freehold

Cae Pedr, Tremeirchion

3 Bedrooms - House - Terraced

****No Chain**** - A well presented three bedroom end terrace family home, situated in a lovely semi rural location. With St Asaph being a short drive and to Denbigh town, close access to the A55 which great links to Llandudno, Chester and Liverpool. The accommodation comprises of entrance hall, lounge, kitchen/ breakfast room, conservatory, downstairs cloaks, three bedrooms and family bathroom. Added benefits include attractive gardens, electric storage heaters, double glazing and off road parking. A Must View. EPC Rating F28

Accommodation

uPVC door into

Entrance Hallway

Having electric storage heater, under stairs storage and stairs off to first floor accommodation.

Downstairs cloaks

In white comprising low flush w.c, wash basin in vanity unit and obscure uPVC window to the front elevation

Lounge

10'5" x 10'6"

A good size room with electric storage heater, power points and uPVC window to the front elevation.

Kitchen/Breakfast Room

16'2" x 8'2"

Having a range of wall, drawer and base units with work surfaces over, electric range cooker, plumbing for washing machine, tiled floor, stainless steel sink, two uPVC windows to the rear elevation and uPVC door to the conservatory.

Conservatory

15'2" x 7'0"

Having uPVC windows, range of base units with surfaces over, plumbing for washing machine, stainless steel sink, tiled floor and uPVC door to the rear garden.

First Floor Landing

Having loft access and cupboard housing the hot water tank.

Bedroom One

10'6" x 9'11"

Having electric storage heater, power points, sliding mirrored wardrobes and uPVC window to the rear elevation enjoying views.

Bedroom Two

11'8" x 7'3"

Having power points and uPVC window to the front elevation enjoying views.

Bedroom Three

9'4" x 7'0"

Having radiator, power points and uPVC window to the front elevation enjoying views

Bathroom

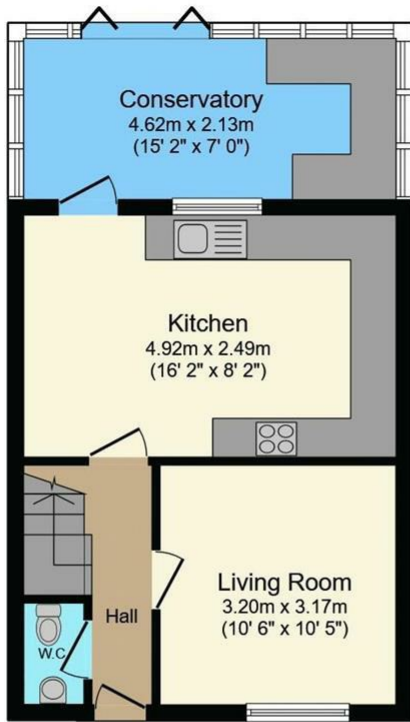
6'4" x 6'0"

In white a three piece suite comprising low flush w.c, wash basin, panelled bath with shower over, chrome radiator and obscure uPVC window to the rear elevation.

Outside

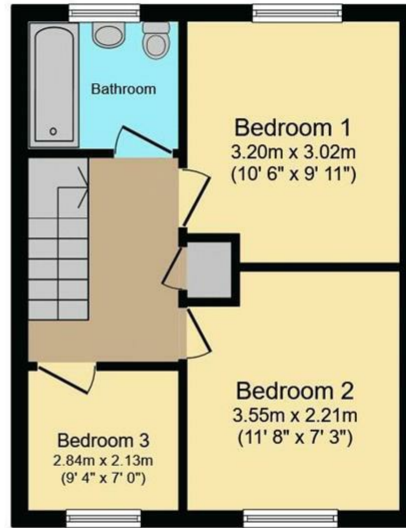
The front of the property is bounded by low walling, mainly laid too lawn with lovely mature shrubs and trees. A gate leads to the rear garden which has two summer houses and two brick built sheds. There are double gates which open onto the driveway. The garden has a sunny aspect and is bounded by fencing offering privacy





Ground Floor

Floor area 43.3 sq.m. (466 sq.ft.) approx



First Floor

Floor area 31.8 sq.m. (343 sq.ft.) approx

Total floor area 75.1 sq.m. (809 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	28	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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