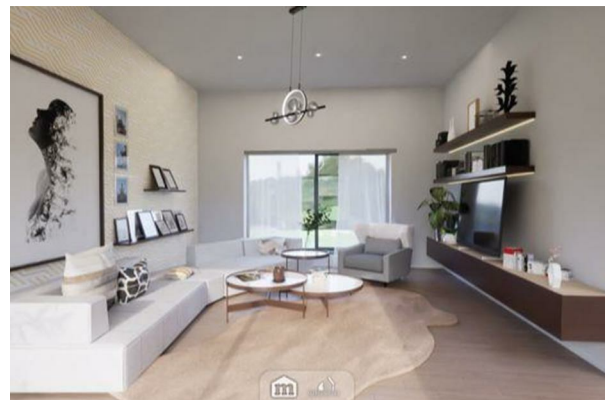
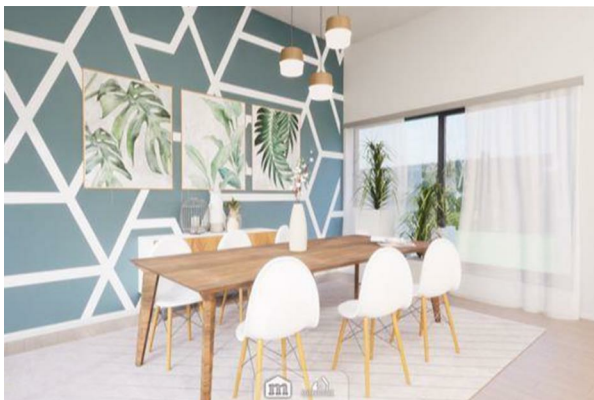


williams estates



**Land at Trefnant Isa Ffordd Pen Y Maes,
Trefnant, Denbigh, Denbighshire, LL16**

£165,000

 4  6  1 

EPC - null

Council Tax Band -

Tenure - Freehold

Ffordd Pen Y Maes, Denbigh

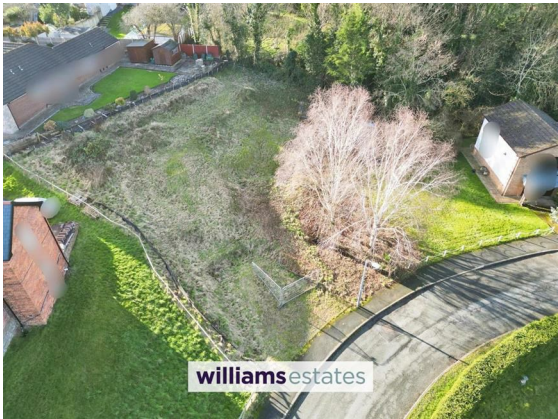
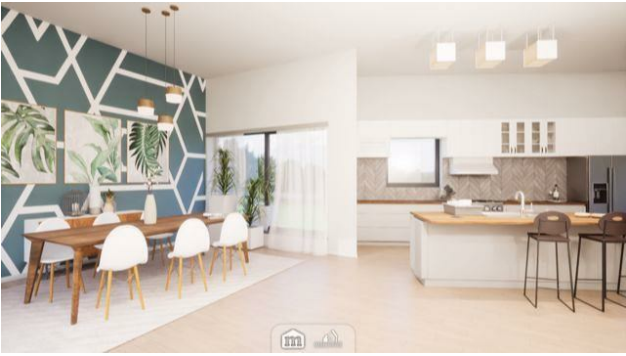
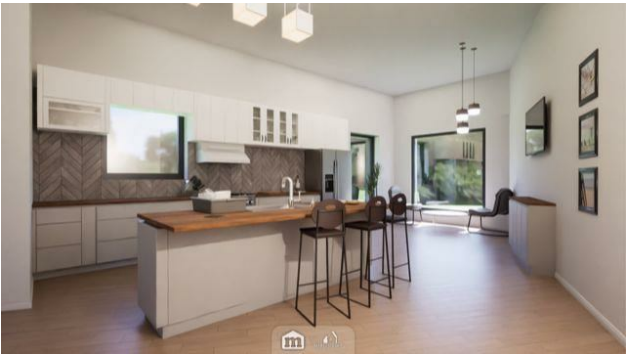
4 Bedrooms - Land - Building Plot

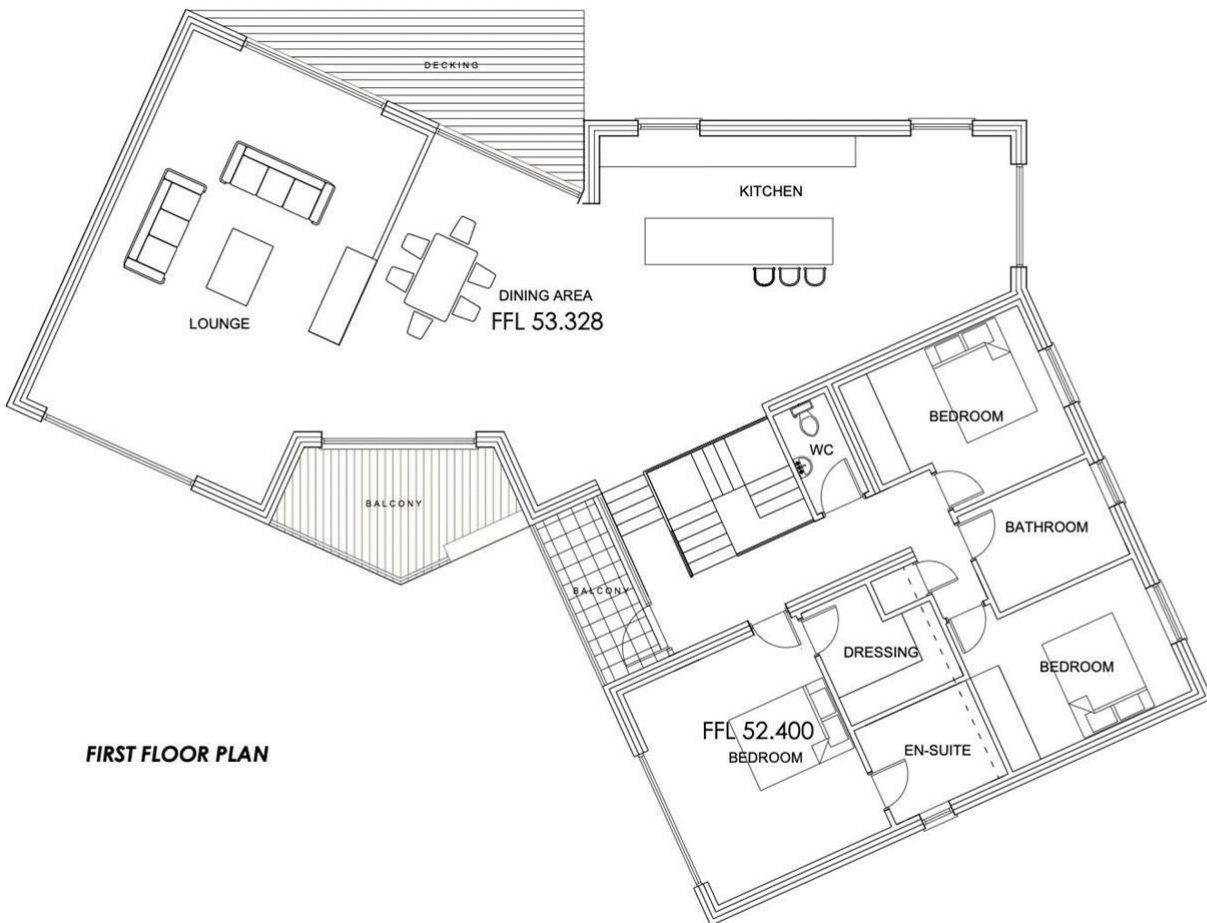
Opportunity to acquire a building plot with planning permission for a four bedroomed detached dwelling. Site/development area is approx 0.08 hectre, located within the established residential area of Ffordd Pen y Maes in Trefnant. Plans to the first floor, a large open plan kitchen/dining room, lounge with balcony, three bedrooms, master with en-suite and dressing room, family bathroom and cloaks. To the ground floor, fourth bedroom with en-suite, W.C, cloaks, utility and access to the integral garage, providing ample off road parking with driveway. Further information on request.

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.





FIRST FLOOR PLAN



PLANSCAPE
ARCHITECTURAL DESIGN CONSULTANTS

MARLI HOMES

PROPOSED CHANGE OF HOUSE TYPE

LAND AT TREFNANT ISA,
FFORDD PEN-Y-MAES
TREFNANT
LL16 4YL

Date: 7 JULY 2021

Scale: 1:50

S.1505 / 2

Energy Efficiency Rating

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

Call us on
01745 817417

Denbigh@williamsestates.com

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.