



**Wenlock Nant Y Patrick, St. Asaph,
Denbighshire, LL17 0BN**

£239,995

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EPC - D61 Council Tax Band - D Tenure - Freehold

Nant Y Patrick, St. Asaph

3 Bedrooms - Bungalow - Detached

NO CHAIN - Wenlock, a deceptively spacious three bedroom detached bungalow in the popular village location of Trefnant close to all local amenities. Being a short drive to the towns of Denbigh and St Asaph and within close proximity of the A55 expressway. The accommodation comprises entrance hall, spacious living room, kitchen/ breakfast room, three bedrooms, one with en-suite and potential family bathroom/ fourth bedroom. To the outside, well maintained gardens to the front and rear including detached garage, driveway for off road parking and extra parking to the rear. Viewing is highly recommended. EPC Rating D61.



Accommodation

uPVC door with obscure panel opening into:

Entrance Hall

With power points, radiator and doors off

Lounge

16'9" x 11'4" (5.11 x 3.45)

A spacious lounge with feature fireplace, radiator, power points and uPVC bay window to the front elevation.

Kitchen / Breakfast Room

16'5" x 8'5" (5.00 x 2.57)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, plumbing for washing machine, space for fridge/ freezer, wall mounted central heating boiler, void for oven and cooker with extractor hood over, storage cupboard, radiator, power points, tiled splash back, uPVC double glazed window to the rear and side elevation and obscured glazed door leads to the rear porch with a further door and window.

Bedroom One

13'7" x 11'2" (4.14 x 3.40)

With uPVC bay window to the front elevation, radiator and power points.

Bedroom Two

11'4" x 11'2" (3.45 x 3.40)

With uPVC window to the side elevation, radiator, power points and original feature fireplace.

En-suite

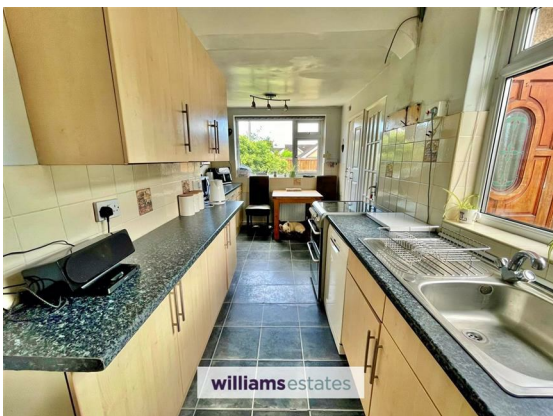
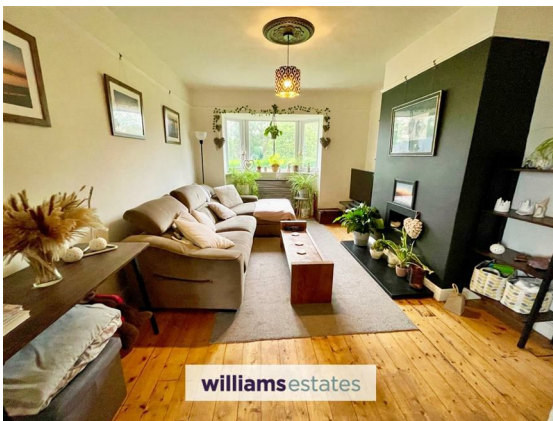
7'9" x 5'9" (2.36 x 1.75)

Offering a white suite with low flush W.C, pedestal basin, shower enclosure, radiator, part tiled walls and uPVC window to the rear.

Bedroom Three

10'11" x 6'8" (3.33 x 2.03)

With radiator, power points and uPVC double glazed window to the front.



Potential Family Bathroom/ Additional Room

0'0" x 0'0" (0.00 x 0.00)

uPVC window to the rear elevation.

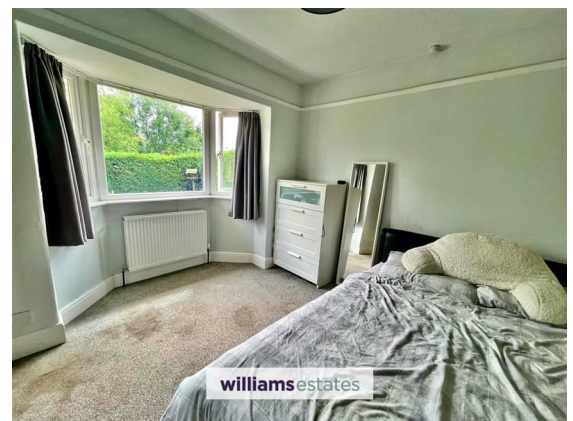
Outside

The property is approached via a lawned front garden to both sides, hedging for privacy, off road parking, gravelled pathway to the side leading to the rear.

The rear garden offers a paved patio area for low maintenance, established shrubs, further garage with up and over door.

Garage

With up and over door, power and ample storage space.





Floor Plan

Floor area 77.1 m² (829 sq.ft.)

TOTAL: 77.1 m² (829 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(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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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.

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