



**Trefanon St. Asaph Road, Trefnant,  
Denbighshire, LL16 5UD**

**£275,000**

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**EPC - D59**

**Council Tax Band - E**

**Tenure - Freehold**



# St. Asaph Road, Trefnant

## 5 Bedrooms - House - Semi-Detached

Video Tour Available... NO CHAIN.....Offered for sale a Victorian semi-detached house, lovingly refurbished throughout by the current owners, this property is a must view!

Situated in this popular village of Trefnant, within walking distance of the excellent amenities available, including post office, village store, inn and highly regarded primary school. More comprehensive facilities are available at the nearby towns of Denbigh and St. Asaph, which also provides easy access to the A55 Expressway. Viewing highly recommended. EPC Rating D59.



### Description

Trefanon is a Victorian property of character and charm offering 5 spacious bedroomed family accommodation retaining a wealth of original features including Minton tiled flooring, high ceilings, coving and picture rails.

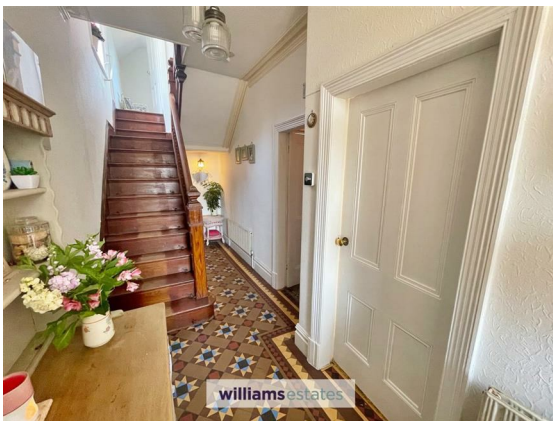
Trefanon has been lovingly refurbished by its current owners. The ground floor of the property offers entrance hall with Minton tiled floors and under stairs storage. Also found on the ground floor is a spacious living room, a dining room with adjoining garden room which provides access to the rear garden. Kitchen/breakfast room which benefits from a utility room and a downstairs cloakroom.

On the first floor three large double bedrooms, a spacious family bathroom and a staircase to the second floor can be found, offering fabulous views of the Clwydian range.

The outside offers a driveway to the front offering parking for two vehicles, cast iron gates and a partial grassed area.

To the rear garden has grassed areas, pathway, timber shed, coal bunker and outside storage unit attached to the house.

The property is in a convenient village centre location close to all amenities and within close distance of the A55 Expressway.



### Accommodation

Timber (and glass) door provides access into:

#### Entrance Porch

5'1" x 4'8" (1.55 x 1.42)

With coved ceiling and Minton tiled flooring.

#### Hallway

Having Minton tiled flooring, attractive original wooden victorian staircase to first floor, radiators and under stairs storage cupboard.

#### Lounge

13'7" x 12'10" (4.14 x 3.91)

Having a tiled feature fireplace, lighting, power points, 2 radiators, original picture rail and a timber box bay window to the front elevation.

#### Dining Room

12'2" x 11'9" (3.71 x 3.58)

Having a tiled open fireplace, radiator, lighting, power points, original picture rail and a timber door providing access into:

#### Garden Room

7'1" x 7'6" (2.16 x 2.29 (2.15 x 2.28))

Having original victorian quarry tiled flooring, lighting and a timber door providing access into the rear garden.



### Kitchen/Breakfast Room

12'4" x 9'5" (3.76 x 2.87)

Having wall drawer and base units, substantial built in cupboards, sink with mixer taps, original restored quarry tiled flooring, lighting, power points, storage cupboards, electric oven with electric hobs over, partial tiled walls and a uPVC double glazed window to the side elevation.

### Utility room

8'0" x 7'7" (2.44 x 2.31)

Having void for fridge, freezer and washing machine, Belfast sink with mixer taps, timber worktop surface, lighting, tiled flooring, timber window and timber door providing access into the rear garden.

### Downstairs Cloakroom

2'11" x 4'8" (0.89 x 1.42 (0.90 x 1.43))

Having a low flush W.C, tiled flooring, lighting and a timber obscure window to the side elevation.

### First Floor Landing

Having timber flooring, storage cupboard, lighting, power points, radiator and a timber window to the side elevation

### Bedroom One

13'8" x 11'9" (4.17 x 3.58)

Having a timber window to the front elevation, lighting, power points, radiator and timber flooring

### Bedroom Two

12'1" x 11'9" (3.68 x 3.58)

Having uPVC double glazed window to the rear with fabulous views, power points, lighting, timber floors and radiator

### Bedroom Three

12'4" x 10'11" (3.76 x 3.33)

Having timber flooring, lighting, power points, radiator and uPVC double glazed window to the rear with fabulous views

### Family Bathroom

6'1" x 9'2" (1.85 x 2.79)

Comprising of a panelled bath with electric shower head over, pedestal hand wash basin with mixer taps, low flush W.C, partial tiled walls and a timber window to the front elevation

### Second Floor Landing

Having lighting, timber flooring and a door leading into the attic space for storage

### Bedroom Four

17'3" x 8'7" (5.26 x 2.62)

Having lighting, power points, timber flooring and a uPVC double glazed window to the rear offering fabulous views of the Clwydian Range

### Bedroom Five

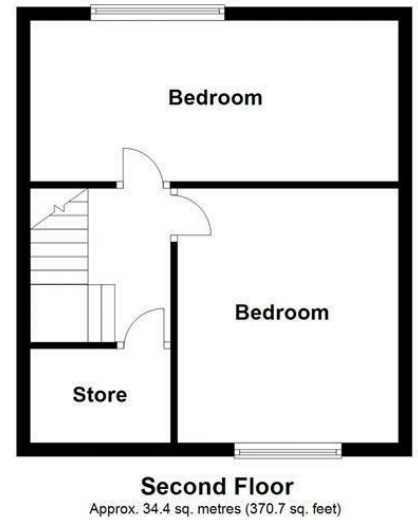
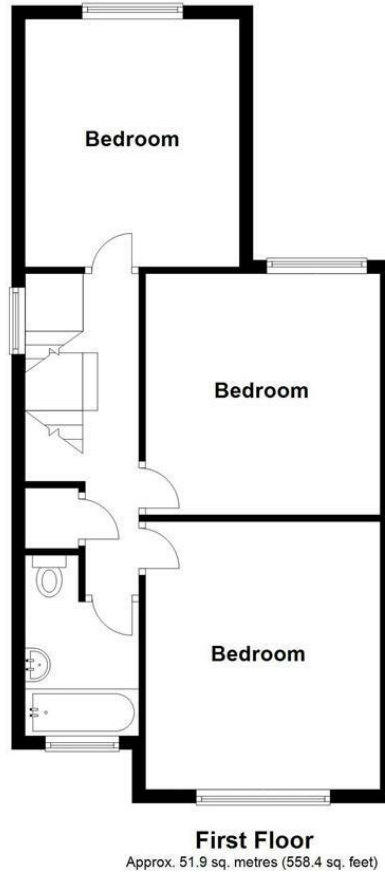
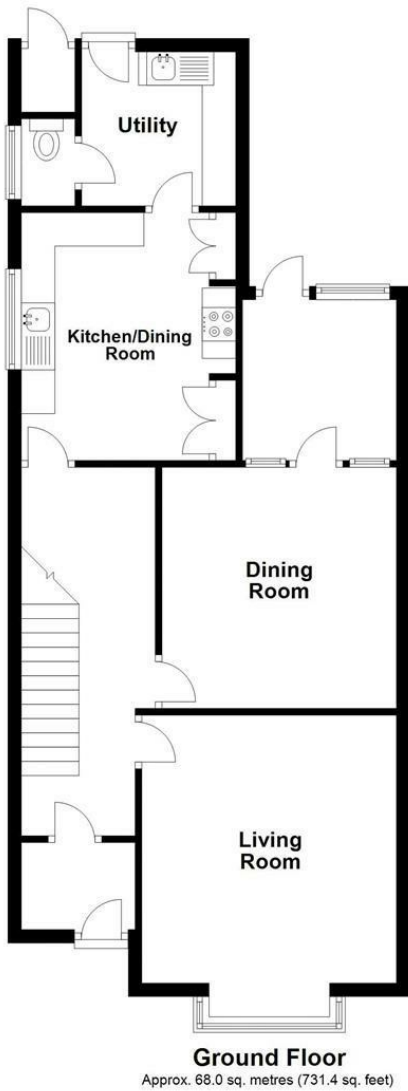
13'0" x 11'0" (3.96 x 3.35 (3.95 x 3.36))

Having power points, lighting and an original sash timber window to the front.

### Outside

Small garden area to the front, bounded by brick built walls for privacy, together with two parking spaces. The rear garden is enclosed and provides grassed areas with established shrubs and trees, pathways, timber garden store, brick built coal bunker, side access and there is also a garden store attached to the main house.





Total area: approx. 154.3 sq. metres (1660.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.