



**5 Clwydian Park Crescent, Trefnant,
Denbighshire, LL17 0BJ**

£340,000

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EPC - C70 Council Tax Band - D Tenure - Freehold

Clwydian Park Crescent, Trefnant

3 Bedrooms - Bungalow - Detached

Video Tour Available... Offered for sale, a detached modern bungalow situated on a good sized plot. Located in the popular village location of Trefnant with the A55 expressway being within easy access to the A55 for links to Chester, Liverpool and Manchester etc. The accommodation comprises entrance hallway, lounge, cloakroom, kitchen/ breakfast room with utility/ rear hall off, family bathroom and three double bedrooms. The outside offers ample off road parking for several vehicles, garage and front lawn. The rear garden is a great size with a sunny, private aspect. Viewing is highly recommended. EPC Rating C70.



Accommodation

Attractive hardwood glazed door leads into:

Entrance Hallway

With power points, two storage cupboards, one housing the gas central heating boiler, newly fitted in January 2023.

Lounge

18'1" x 10'11" (5.51 x 3.33)

Having uPVC floor to ceiling window to the front elevation, radiator and power points.

Cloakroom

5'10" x 3'8" (1.78 x 1.12)

Offering a low flush W.C, wash basin, part tiled walls and uPVC window to the side.

Kitchen/ Breakfast Room

16'3" x 11'1" (4.95 x 3.38)

Offering a range of wall, drawer and base units with work surfaces over, integrated oven and four ring gas hob, stainless steel sink, space for tall standing fridge freezer, void for dishwasher, part tiled walls, power points, radiator and uPVC window to the rear elevation.

Door leads to:

Utility Room

14'4" x 4'4" (4.37 x 1.32)

Being a rear hall/ utility with plumbing for washing machine and dryer, ample storage space, power points, radiator, uPVC window to the side and further uPVC door leads to the rear patio.

Bedroom One

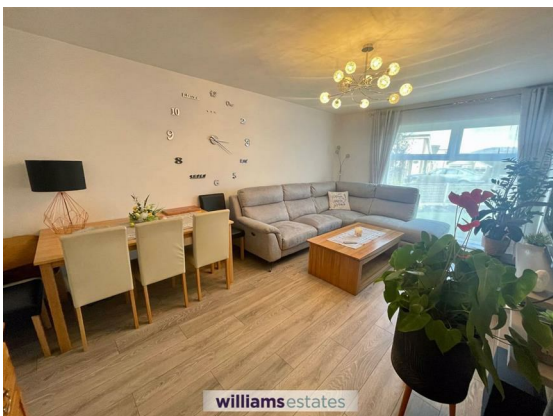
13'11" x 10'5" (4.24 x 3.18)

Having radiator, power points and uPVC window to the front.

Bedroom Two

13'5" x 10'0" (4.09 x 3.05)

Situated off the rear hall/ utility, having space for tall standing wardrobes radiator power points, uPVC window to the side and further uPVC French patio doors which opens onto the rear.



Bedroom Three

14'3" x 9'3" (4.34 x 2.82)

Having radiator, power points and uPVC window to the rear.

Bathroom

8'9" x 5'9" (2.67 x 1.75)

Offering a white suite with low flush W.C, pedestal wash basin, panel bath with shower over, fully tiled walls, radiator, storage cupboard with potential removal for bigger space and uPVC window to the rear.

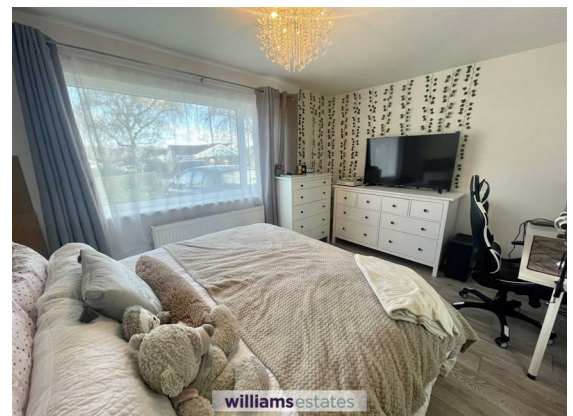
Outside

The property is approached via a good sized driveway for several vehicles, lawn area to the side. Side access leads to the rear garden.

The rear garden is situated on a good sized plot, being mainly laid to lawn with patio areas, pergola, brick built outbuilding (in the process) timber shed and two greenhouse, bounded by timber fencing for privacy. A great sunny aspect, ideal for entertaining.

Garage

With up and over door, ample storage space, window to the rear and single door leads to the rear garden.





Ground Floor

Approx. 106.4 sq. metres (1145.0 sq. feet)

Total area: approx. 106.4 sq. metres (1145.0 sq. feet)

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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