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**Tan Llan Henllan Road, Trefnant,  
Trefnant, Denbighshire, LL16 5UF**

**£349,950**

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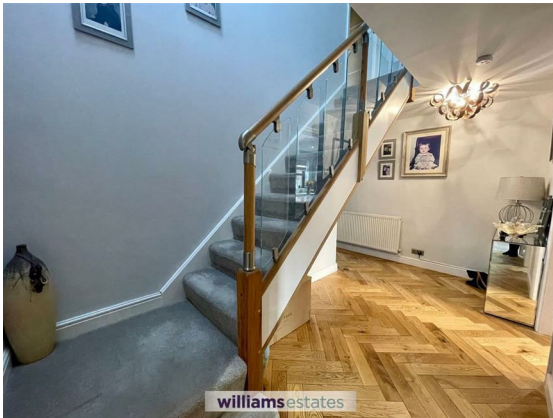
**EPC - C71 Council Tax Band - E Tenure - Freehold**



# Henllan Road, Trefnant

## 3 Bedrooms - House - Detached

Video Tour Available... Offered for sale a detached house with three bedrooms which has been modernised to a high specification throughout. Situated in a quiet and exclusive cul-de-sac in the desirable village of Trefnant, viewing is highly recommended. No chain. EPC Rating C71



### Description

Situated in a sought after location a good size three bedroom detached house. Located in the village of Trefnant which boasts local shop, Tweedmill outlet, a short drive to Denbigh town and close access onto the A55 providing links to Llandudno and Chester. The accommodation affords entrance hall, lounge, kitchen/ breakfast room, dining room, bathroom and downstairs bedroom. To the first floor, spacious landing, two further bedrooms, bathroom and separate W.C.

To the front of the property is a driveway allowing ample off road parking. Further benefits include double glazing throughout and a very short walk to the village centre and its amenities.

### Accommodation

Modern double glazed composite door leads into:

#### Entrance Porch

#### Hallway

A spacious entrance hall with modern Parquet flooring, power points and further accommodation off.

#### Lounge

16'0" x 12'6" (4.88 x 3.81)

Having feature wall mounted fire, radiators, power points, wall lighting and dual aspect double glazed windows to the front.

#### Kitchen/Breakfast Room

18'2" x 10'3" (5.54 x 3.12)

Offering a range of modern high gloss wall, drawer and base units in turquoise with work surfaces over, under mount sink with bowl and half drainer, integrated four ring induction hob with extractor hood above, integrated oven and dishwasher, space for fridge freezer, plumbing for washing machine, radiator, power points, inset spotlighting, tiled flooring, dual aspect double glazed windows to the rear and further double glazed door leads to the side elevation.

#### Dining Room

16'5" x 9'4" (5.00 x 2.84)

With storage cupboard, radiator, power points, dual aspect double glazed windows to the side and front.



## Bathroom

6'6" x 5'7" (1.98 x 1.70)

Offering a modern suite with low flush W.C, vanity unit with basin, corner shower enclosure, tiled flooring, wall mounted radiator, fully tiled walls, inset spotlighting and double glazed window to the side.

## Bedroom Three

12'2" x 10'6" (3.71 x 3.20)

Having fitted wardrobes, radiator, power points and double glazed window to the rear.

## Landing

With a modern glass balustrade, radiator, power points, storage cupboard, Velux window to the side and further accommodation off.

## Bedroom One

14'11" x 12'3" (4.55 x 3.73)

Having built in wardrobes for ample hanging space, radiator, power points, Velux window to the side and double glazed window to the front with beautiful far reaching views of the Clwydian Range.

## Bedroom Two

11'8" x 10'5" (3.56 x 3.18 (3.55 x 3.17))

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

## Bathroom

10'5" x 5'5" (3.18 x 1.65)

Offering a modern suite with vanity unit and basin, tiled panel bath with shower over, fully tiled walls and flooring, radiator, loft access hatch and Velux window to the side.

## W.C

5'2" x 3'0" (1.57 x 0.91)

With low flush W.C, heated towel rail and Velux window to the side.

## Outside

The property is approached via a good sized driveway for ample off road parking and small lawn area, bounded by hedging.

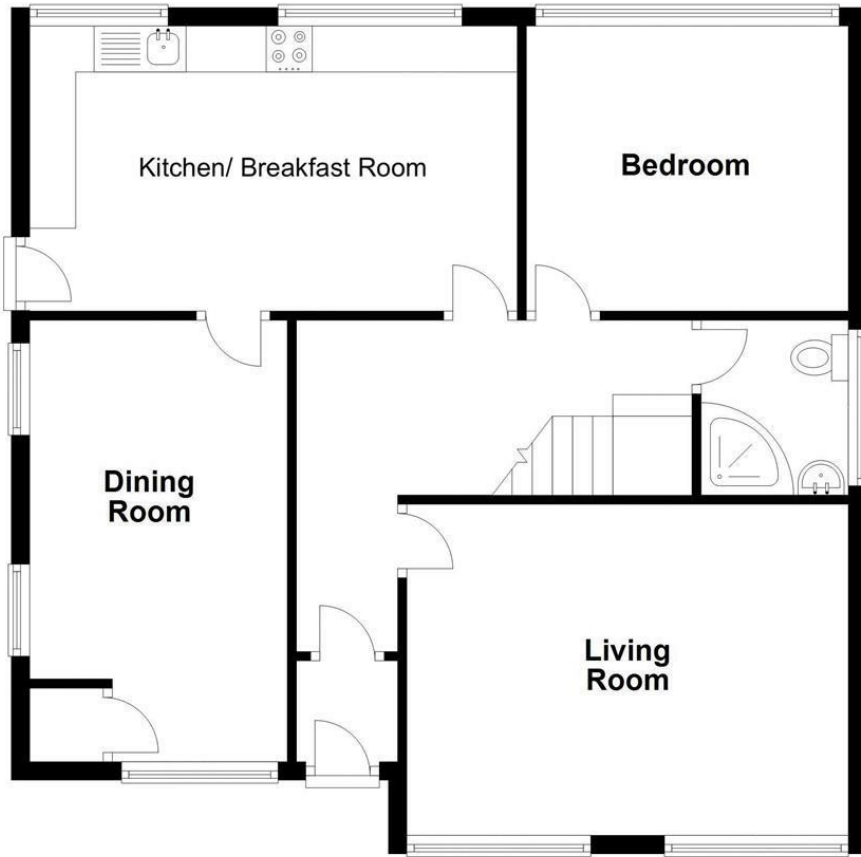
The rear garden is mainly laid to lawn with paved patio area for entertaining, side access to the front to both sides, timber shed and fencing.

## Directions

From our Denbigh office proceed down Vale Street and left at the lights, continue along Rhyl Road and at the roundabout take the second exit following signs from Trefnant/St. Asaph.

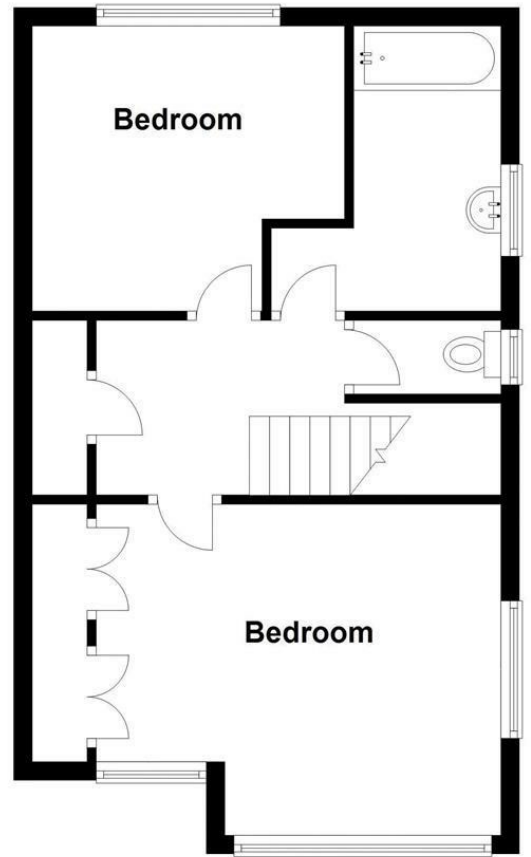
Upon reaching the traffic lights at Trefnant, take the first left and the property will be found on the right after a very short distance.





**Ground Floor**

Approx. 75.0 sq. metres (807.7 sq. feet)



**First Floor**

Approx. 43.2 sq. metres (464.7 sq. feet)

Total area: approx. 118.2 sq. metres (1272.4 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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.