



**27 Ffordd Pen Y Maes, Trefnant,
Denbigh, Denbighshire, LL16 4YL**

£400,000

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EPC - D67

Council Tax Band - F

Tenure - Freehold

Ffordd Pen Y Maes, Denbigh

4 Bedrooms - House - Detached

NO ONWARD CHAIN!! - A deceptively spacious four bedroom detached family home situated on a large plot in the popular village of Trefnant. The property offers excellent family accommodation with lounge, kitchen/diner, sitting room, study, downstairs cloakroom, utility room, four bedrooms, master boasting en-suite and family bathroom. Further benefits include double garage, off road parking and countryside views to the rear. Viewing is highly recommended. EPC Rating C 77.



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. **NO UPWARD CHAIN.**

Accommodation

Covered entrance porch and wood effect decorative glazed door leading to:

Entrance Hall

Attractive light oak flooring, radiator, power points, stairs and further accommodation off.

Cloakroom

9'0" x 7'7" (2.74 x 2.31)

Comprising W.C, pedestal wash basin, radiator, light oak flooring and uPVC obscure glazed window to the side.

Lounge

15'3" x 14'7" (4.65 x 4.45 (4.64 x 4.44))

A spacious lounge with feature fireplace and gas fire, continued light oak flooring, radiator, power points and uPVC French doors with matching glass panels leads to the rear patio area.

Study

9'0" x 7'7" (2.74 x 2.31)

Double glazed window to the front elevation, radiator and power points.

Kitchen/Breakfast Room

17'0" x 12'2" (5.18 x 3.71)

Being the hub of the home, offering a range of wall, drawer and base units with granite work surfaces over, stainless steel sink with bowl and half drainer, integrated double oven, four ring gas hob with extractor hood over, integrated dishwasher and fridge freezer, tiled splash backs, tiled flooring, inset spotlighting, radiator, power points, uPVC French doors leads to the rear patio with matching dual aspect windows to each side giving extra light into the kitchen.

Dining Room

11'7" x 11'4" (3.53 x 3.45)

Decorative coving, radiator, light oak flooring and double glazed French doors to the side elevation enjoying excellent views of the fields and countryside.



Utility room

5'9" x 5'4" (1.75 x 1.63)

With base unit and work surface over, plumbing for washing machine and dryer, wall mounted gas central heating boiler, stainless steel sink, tiled splash back, continued tiled flooring, radiator, power points and exterior door leads to the side elevation.



Landing

A spacious landing with loft access hatch, built-in airing cupboard with shelving and radiator, doors off to further accommodation.

Master bedroom

12'1" x 9'8" (3.68 x 2.95)

Offering a range of full length fitted wardrobes, radiator, power points and uPVC window to the front.

En-suite

9'0" x 6'9" (2.74 x 2.06)

Spacious fully tiled shower cubicle, vanity unit housing the basin and W.C and tiled splash back, radiator, shaving point and uPVC window to the side.

Bedroom Two

11'6" x 8'11" (3.51 x 2.72)

With a range of mirrored fitted wardrobes, radiator, power points and uPVC window to the rear.



Bedroom Three

10'8" x 9'1" (3.25 x 2.77)

With a range of mirrored fitted wardrobes, radiator, power points and uPVC window to the front.

Bedroom Four

9'11" x 7'7" (3.02 x 2.31)

Double glazed window to the rear elevation, radiator and power points.



Family Bathroom

10'1" x 5'6" (3.07 x 1.68)

A white suite comprising of low flush W.C, panelled bath, tiled shower enclosure with folding screen, tiled splash back, pedestal wash basin, shaving point, radiator, extractor fan and uPVC obscure window to the rear.

Double Garage

17'5" x 17'0" (5.31 x 5.18)

Integral double garage, with electric up and over door, rear door, power and light and access to the loft providing ample storage.

Outside

The property is approached via a good size driveway providing ample off road parking.

Access to both sides to the rear garden.

The rear garden is a good size, being mainly made to lawn with a variety of shrubs, paved patio area, great for entertaining.

The gardens continue to the side and the rear taking advantage of the corner plot situation as they overlook the open countryside and woodland.





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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	

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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.