



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

£340,000

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EPC - C71 Council Tax Band - E Tenure - Freehold

Ffordd Pen Y Maes, Denbigh

3 Bedrooms - Bungalow

A three bedroom detached bungalow located in the popular village of Trefnant. The accommodation offers of entrance hall, lounge, kitchen, three bedrooms and bathroom. To the outside, a well maintained rear garden with a variety of shrubs, giving a private sunny aspect and a gravelled front garden with driveway and access to the garage.



Entrance/Porch

Access to the garage.

Living Room

12'11" x 16'9" (3.950 x 5.129)

Radiator, electric fire, power points and uPVC double glazed looking to the front elevation.

Kitchen

12'11" x 11'10" (3.953 x 3.607)

Tiled flooring, radiator, wall and base units with worktops over, sink uPVC double glazed window looking to the side elevation, power points, electric oven and gas hob. Internal door which leads you to the utility room.

Utility Room

Plumbing for washing machine, power points and uPVC door to access the side of the property.

Bedroom One

11'1" x 14'10" (3.390 x 4.538)

Power points, radiator, uPVC double glazed window looking to the rear garden and fitted wardrobes.

Bedroom Two

9'10" x 10'10" (3.005 x 3.305)

Power points, radiator, uPVC double glazed window looking to the rear garden.

Bedroom Three

7'10" x 7'10" (2.394 x 2.396)

Power points, radiator, uPVC double glazed french doors leading into the conservatory.

Bathroom

9'5" x 8'6" (2.894 x 2.607)

Bath, shower, sink basin, W/C, vinyl flooring and frosted uPVC double glazed window.

Conservatory

12'1" x 9'9" (3.707 x 2.985)

Tiled flooring, power points and electric heater.



Garage

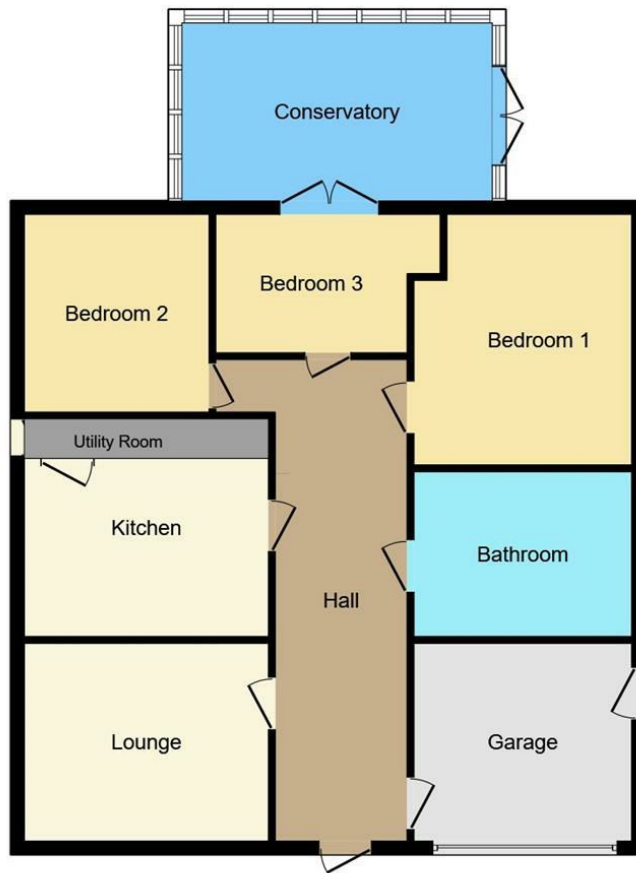
9'0" x 16'3" (2.764 x 4.967)

Electric garage door, Boiler, power points, plumbing for a washing machine, and uPVC door to access the side of the property.

Outside

To the rear garden there are variety of shrubs, giving a private sunny aspect and a gravelled front garden with driveway and access to the garage.





TOTAL: 101.0 m² (1,087 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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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