



**1 Parc Bach, Trefnant, Denbigh, LL16
4YE**

£300,000

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EPC - C74

Council Tax Band - E Tenure - Freehold

SUMMARY

No Onward Chain!! - A spacious detached house situated in a sought after area of Trefnant, being close to local school, shop, post office, a short drive into Denbigh town centre. Close access to the A55 which provides links to Chester and Llandudno. The accommodation comprises of downstairs cloakroom, living room, dining area, kitchen, rear porch, three bedrooms and family bathroom. To the outside an integral garage, ample off street parking and lovely gardens to the front and rear. Further benefits include double glazed windows and gas central heating. EPC Rating C74.



Accommodation

A timber door with single glazed window and adjacent single glazed panelling below leads into the:

Entrance Porch

Having tiled floor and a further timber door with obscure glass panelling adjacent leads into the:

Entrance Hallway

Having radiator, telephone socket, double power point and flooring.

Downstairs Cloaks

Having a low flush WC, wash basin with tiled splash back, timber door opening into under stairs storage, extractor fan, radiator and coat hanging space.

Lounge / Dining room

25' 11" x 11' 8" (7.62m 3.35m' x 3.35m 2.44m')
Having feature fireplace, radiator, TV aerial point, power points, coved ceiling and a double glazed window to the front. The dining area having coved ceiling radiator, power points and a sliding double glazed door leading out to the conservatory

Porch

Kitchen/ Breakfast Room

12'11" x 11'8" (3.94m x 3.56m)

Having a range of wall, drawer and base units with worktops over, integrated dishwasher, integrated fridge, wall mounted gas grill and oven, four ring gas hob with extractor hood over, single drainer sink, half tiled walls, radiator, powerpoints, tiled floor, void for dining table and a double glazed window looking into the conservatory. A timber stable door with obscure glass panel leads into the:

First Floor Landing

Having lighting, double glazed window to the side and loft access.

Bedroom One

11' 8" x 10' 4" (3.35m 2.44m' x 3.05m 1.22m')

Having radiator, power points and a double glazed window looking out to the rear elevation. A timber door leads to the dressing room which has hanging and storage space.

Bedroom Two

11' 9" x 11' 2" (3.35m 2.74m' x 3.35m 0.61m')

Having radiator, power points and a double glazed window looking out to the rear elevation.

Bedroom Three

11' 9" x 7' 4" (3.35m 2.74m' x 2.13m 1.22m')

Having power points and a double glazed window looking out to the front elevation.





Outside

To the front of the property is a double width driveway leading to an integral garage. The front garden is laid to lawn with a pathway. To the side of the property is a variety of mature shrubs, plants and gravel stone area. To the opposite side there is a wrought iron gate which gives access to the side and rear of the property. The rear garden comprises of a lovely mature garden having a patio area, slate chippings area, timber shed with glass panelling, outside tap, bounded by timber fencing and hedging. A further timber gate with timber panelling adjacent leads upto a mature garden with various plants, trees and shrubs and in turn a pathway gives access to the road.

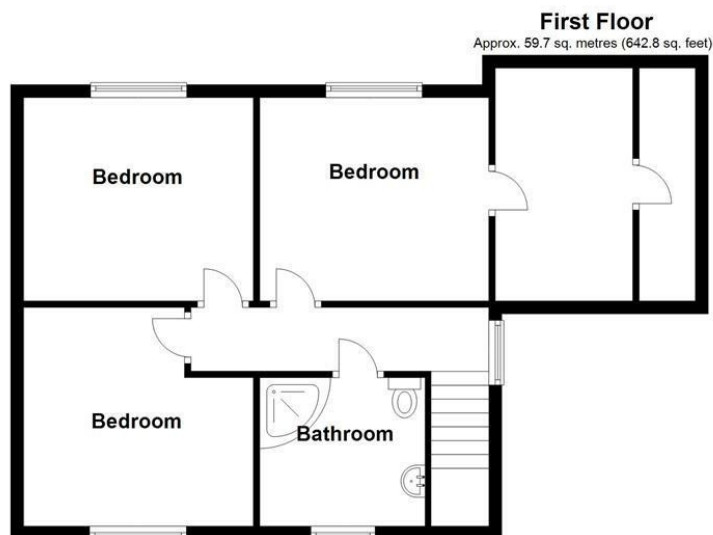
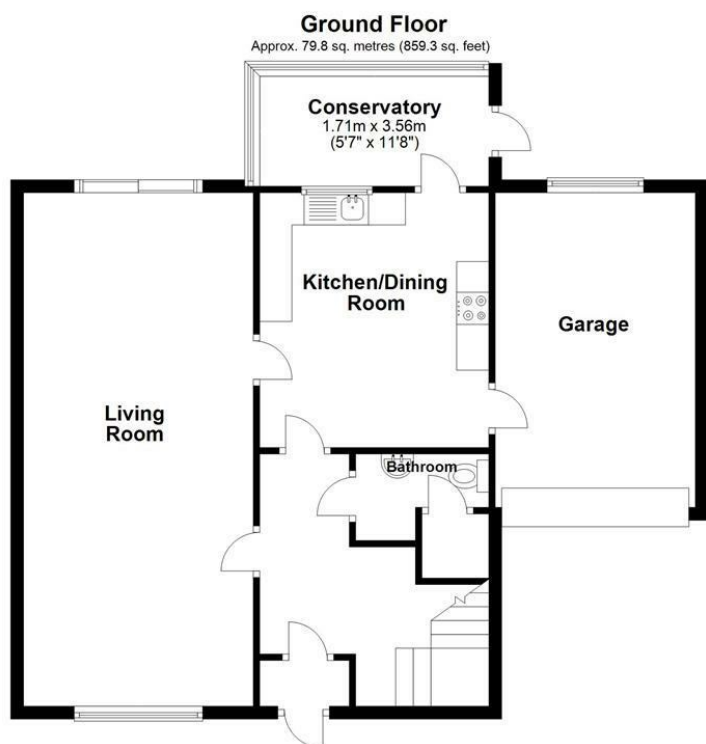
Garage

Having up and over door, lighting, and water.

Directions

Proceed from Denbigh office left onto Vale Street. At the traffic lights turn left onto Rhyl Road. Proceed to the main roundabout and take the second exit off signposted St Asaph. Continue to the village of Trefnant and at the traffic lights turn right signposted Mold. Continue along and taking the second left signposted Tremerechion and then take the first left onto Ffordd Pen Y Coed. Take the immediate next left turning onto Parc Bach and Number 1 can be found first on the left hand side by way of our For Sale board.





Total area: approx. 139.6 sq. metres (1502.1 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		86
(69-80) C	74	
(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	

Call us on
01745 817417
Denbigh@williamsestates.com

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.