



**9 Cae Glas, Trefnant, Denbighshire,
LL16 5UB**

£275,000

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EPC - C69

Council Tax Band - E Tenure - Freehold

SUMMARY

No Onward Chain!! - Situated in the sought after village of Trefnant which boasts local shop, primary school, short drive into Denbigh town and close access onto the A55 providing links to Chester and Llandudno. A larger than average four bedroom detached bungalow situated in a quiet-cul-de-sac location on a corner plot offering private, good size gardens, driveway and link-detached garage. The versatile accommodation affords living room/dining, modern kitchen, four bedrooms, master with en-suite and bathroom. Added benefits include gas central heating and double glazing. EPC Rating C69.



Accommodation

A hardwood door with double glazed panel leads into:

Reception Hall

Having coved ceiling, loft access hatch, radiator, large cloaks cupboard and flooring.

Lounge/Dining Room

22'0" x 16'8" (6.71 x 5.08)

A good size room with coved ceiling, smoke alarm, a gas fire set on a raised marble effect hearth with timber fireplace, radiator, power points, TV point and two full length double glazed windows to the front and side elevations.



Kitchen

11'11" x 9'1" (3.63 x 2.77)

With modern fitted units comprising of wall, drawer and base units, work surfaces over, stainless steel 1 1/2 drainer sink with mixer tap, plumbing for washing machine, space for fridge and freezer, cooker point with stainless steel extractor fan over, wall mounted central heating boiler, tiled splash backs, power points, radiator, flooring, double glazed window to the rear elevation and adjacent a door which leads out to the garden.



Bedroom One

15'5" x 9'9" (4.70 x 2.97)

Having radiator, power points and double glazed window looking out to the rear elevation. A door leads to:

Ensuite

Having shower enclosure, wash hand basin, WC, tiled walls and floor, inset spotlighting and airing cupboard with radiator.

Bedroom Two

12'5" x 8'6" (3.78 x 2.59)

Having coved ceiling, radiator and a double glazed window to the front elevation.



Bedroom Three

9'11" x 8'11" (3.02 x 2.72)

Having radiator, power points and a double glazed window.

Bedroom Four

8'11" x 8'10" (2.72 x 2.69)

Having radiator, power points and a double glazed window.

Bathroom

With a three piece fitted suite comprising panelled bath, pedestal wash basin, WC, half tiled walls, chrome heated towel rail, tiled floor and a double glazed obscure window.





Outside

The property stands on a good size corner plot offering driveway, garage, lawned gardens with a chipped slated area to the front and side, bounded by conifer hedging which offers privacy. The rear garden is private and is lawned with established borders, paved patio area, raised decked area and outside lighting.

Directions

From our Denbigh branch. Head north on Crown Lane toward Chapel Place for 367 ft.

Take a slight right onto Beacon's Hill and continue for 463 ft.

Turn left onto Charnell's Well for 240 ft.

Turn right onto Barkers' Well Lane and continue for 361 ft.

At the roundabout, continue straight onto Ffordd Y Graig for 2.4 miles.

Turn right onto B5428 and continue for 0.6 miles.

Turn left onto St Asaph Rd/A525 and go for 253 ft.

Turn left onto Cae Glas for 52 ft.

Turn right to stay on Cae Glas; your destination will be on the left by way of our for sale board.









Floor Plan

Floor area 105.0 m² (1,130 sq.ft.)

TOTAL: 105.0 m² (1,130 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

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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 | | 86 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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
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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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