



**Weycote Upper Denbigh Road, Trefnant,
LL17 0BG**

£450,000

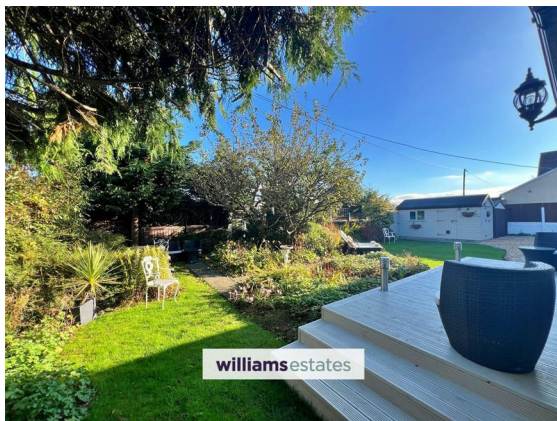
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EPC - C70 Council Tax Band - E Tenure - Freehold

Upper Denbigh Road, Trefnant

3 Bedrooms - Bungalow - Detached

Video Tour Available! - NO CHAIN - Weycote is a beautiful presented fully renovated 1930's three double bed roomed detached bungalow / cottage. Set in just under a 1/4 of an acre. This property benefits from granted planning permission for an upstairs extension this consists of a fourth bedroom suite, offering dressing room, bathroom and seating area overlooking fantastic views, offering exciting potential for future expansion. Set in a private setting, the property is enclosed by mature shrubs, trees, and timber fencing, with the added security of gated access at the front. The home boasts wraparound gardens, a single garage, original stain glass units to the front, encapsulated as well as the front door. Which creates the charm of the property. Entrance Hall Welcomes you too an open-plan kitchen, a spacious living room, an orangery with a contemporary feel, three generously sized double bedrooms, and a modern family bathroom. This property is a must see. EPC Rating C70.



Accommodation

A stylish composite front door with full-height double-glazed windows on either side that opens into

Reception Hall

10'4" x 7'10" (3.170 x 2.398)

Comprising a cosy sitting room, coved ceiling, feature Gold Victorian radiator, oak flooring and door off to bedroom and reception hall.

Kitchen

18'1" x 12'10" (5.528 x 3.916)

Continuing seamlessly with oak flooring. There is a central island topped with granite, complemented by matching granite worktops and splash-backs. A leisure cooker with a five-ring gas hob and an extractor hood, and a Belfast sink with a gold tap over. The space features a log-burning stove set on a slate hearth, integrated storage, and ample wall sockets for modern convenience. Natural light floods the room through a pitched skylight, two double-glazed windows to the side and rear elevations, and a uPVC door with integrated blinds leading to the garden. There's also space for a tall standing fridge-freezer.

Living Room

15'9" x 17'8" (4.806 x 5.399)

Bright and airy room with a uPVC double glazed bay window to the front elevation, coving surrounding half of the walls, double radiator and a uPVC glazed door with windows either side leading into the orangery.



Bedroom One

12'0" x 12'1" (3.666 x 3.687)

Double bedroom with fitted mirrored sliding wardrobes, a uPVC bay window to the front elevation and a double radiator.

Bedroom Two

14'3" x 12'1" (4.363 x 3.707)

Double bedroom that has been extended, fitted sliding wardrobes, bright and spacious with a uPVC double glazed window to the rear elevation.

Bedroom Three

12'0" x 12'1" (3.665 x 3.685)

Double bedroom with a uPVC double glazed window to the front elevation, carpeted flooring, ample wall sockets and a radiator with radiator cover.



Bathroom

14'0" x 7'2" (4.269 x 2.190)

Comprising vinyl flooring, four piece suite, with walk in shower enclosure, tiled from floor to ceiling, pedestal wash hand basin, free standing bath tub, coved ceilings, high flush W.C., uPVC double glazed obscure window to the rear elevation, extractor fan and a gold heated towel rail.

Orangery

16'4" x 10'9" (4.987 x 3.291)

Comprising of beautiful tiled floors, uPVC double glazed windows to the side and uPVC bifold doors leading onto the rear decking area, this space provides ample wall sockets, radiator and a pitched aluminium double glazed roof.

Outside

The property boasts a wraparound garden, sitting just under a quarter of an acre. Offering a perfect blend of space and privacy. To the front, a tarmacked driveway provides ample parking for multiple vehicles, complemented by a well-maintained lawn. The boundaries are predominantly bound by mature hedges, shrubs, and trees, enhancing the sense of seclusion. Gated access on both sides of the bungalow leads to the rear garden, which features a lawn, a pebbled area, and raised decking that connects seamlessly to the orangery. Additionally, a garage and a shed are conveniently positioned at the rear of the garden, providing practical storage solutions.

Planning Permission

The property includes approved planning permission, please note that this application has now started with the installation of a new bathroom uPVC window, no timescale, for an upstairs extension, featuring a spacious fourth bedroom with an en-suite, a dressing room/lounge, and a sitting area.

Garage

55'9"ft 19'8" length x 26'2"ft 19'8" width = 495'4
(17ft 6 length x 8ft 6 width = 151 sq feet)

Shed

14'6" x 8'0" (4.42m x 2.44m)

Directions

From our Denbigh Branch. Head north on Crown Lane towards Chapel Place for 367 ft.

Slight right onto Beacon's Hill and continue for 463 ft.

Turn left onto Charnell's Well for 240 ft.

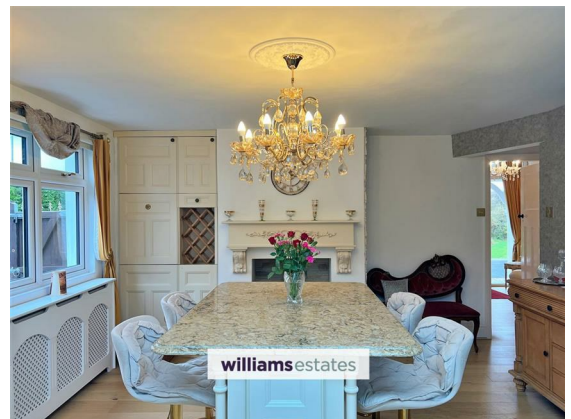
Turn right onto Barkers' Well Lane and continue for 361 ft.

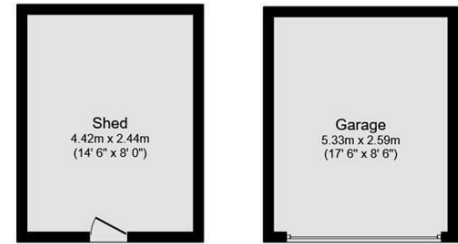
At the roundabout, continue straight onto Ffordd Y Graig for 2.9 miles.

Slight right for 0.3 miles.

Turn right onto Allt Goch/B5381 for 89 ft.

Turn left onto St Asaph Rd/A525; your destination will be on the right after 0.2 miles.



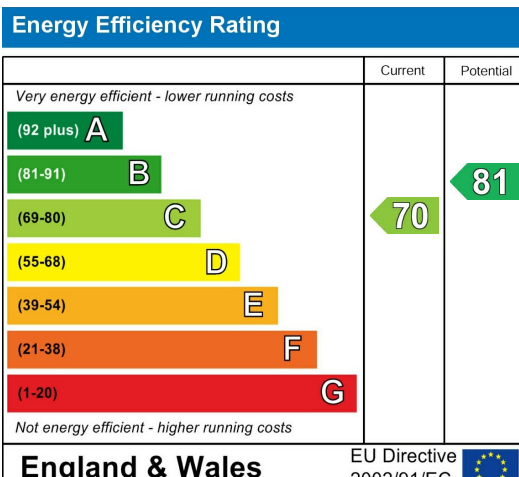


Total floor area: 169.92 sq.m. (1,829 sq.ft.)

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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