



## 1 Llys Cerios, Trefnant, Denbigh, Denbighshire, LL16 4UH

**£385,000**

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**EPC - D67**

**Council Tax Band - E    Tenure - Freehold**



## SUMMARY

NO CHAIN - Offered for sale a fabulous detached bungalow with garage occupying a convenient position at the entrance to a small, select development of only six similar properties. The property enjoys beautiful views across the front garden towards the Clwydian Range and is situated on a good size plot providing ample driveway parking. In brief the accommodation comprises entrance porch, spacious hall, bright lounge with large patio doors to the front, modern kitchen, conservatory, two bedrooms and a spacious modern bathroom. Outside there is a driveway leading to the attached garage, good size front lawned garden private sunny enclosed rear patio. The village of Trefnant is situated between the town of Denbigh and the cathedral city of St Asaph. The village benefits from a primary school, church, grocery store, hair salon and Post Office whilst a wider range of amenities to include secondary schools, supermarkets and banks can be found in Denbigh and St Asaph. EPC Rating - D67





### Accommodation

uPVC double glazed door with double glazed side panel to:

#### Entrance Porch

7'7" x 0'0" (2.31 x 0.00)

Having attractive tiled flooring, double glazed full height window to front enjoying views and double glazed internal door to:

#### Hallway

A spacious hallway with access to loft space, radiator and telephone point.

#### Lounge

17'8" x 12'7" (5.38 x 3.84)

Double glazed patio doors to front elevation having fabulous views to the front, further uPVC double glazed full height window to side and radiator and feature electric fire.

#### Kitchen

12'11" x 9'10" (3.94 x 3.00 (3.93 x 2.99))

Having a range of wall, drawer and base units with complementary surfaces over, integrated dishwasher, matte black sink with mixer tap, void for Argor, extractor hood, inset spotlights, storage cupboard, uPVC window to the side elevation and opening to;

#### Conservatory

11'0" x 12'0" (3.35 x 3.66)

uPVC construction, power points and uPVC doors leading to the garden.

#### Bedroom One

13'5" x 10'7" (4.09 x 3.23)

Having a range of modern bedroom furniture to include wardrobes with sliding doors, uPVC double glazed window to front elevation and radiator.

#### Bedroom Two

13'6" x 9'1" (4.11 x 2.77)

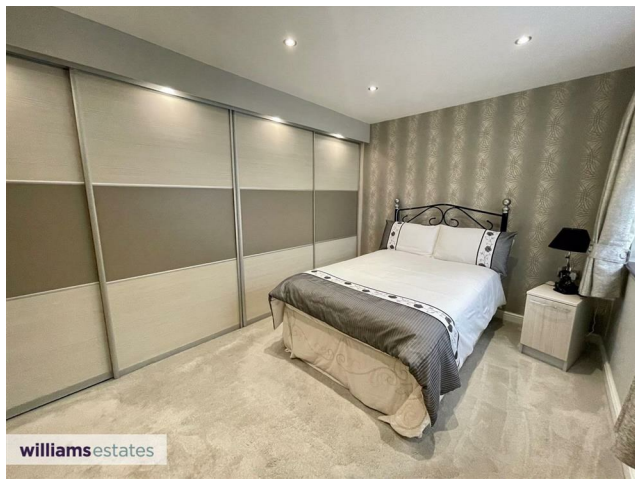
Having radiator, uPVC window to the rear elevation enjoying views over the garden, fitted wardrobes and good size airing cupboard.

#### Family Bathroom

9'8" x 7'1" (2.95 x 2.16)

A three piece suite in white comprising corner shower cubicle, wash basin set in vanity unit with low flush w.c, chrome radiator, fully tiled walls and uPVC double glazed window to the rear.





## Garage

20'3" x 8'5" (6.17 x 2.57)

With up and over door, windows to the side and rear, gas central heating boiler, plumbing for washing machine and pedestrian door leading to the rear garden. Also offers lighting and water tap.

## Outside

The property is approached via a good size driveway which leads to the garage and a generous front lawned garden bounded by mature hedging to roadside, fences to the side.

The rear garden is paved enjoying a sunny aspect, great for Alfresco dining. Well enclosed with panel fences and evergreen hedges to the boundaries and pedestrian gates to the front and side. There is also a timber built garden store.











**Ground Floor**  
Approx. 105.5 sq. metres (1135.7 sq. feet)



Total area: approx. 105.5 sq. metres (1135.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.