

**2 Clwydian Park Avenue, St. Asaph, LL17
0BQ**

£240,000

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EPC - D58

Council Tax Band - D

Tenure - Freehold

Clwydian Park Avenue, St. Asaph

3 Bedrooms - Bungalow - Detached

No Onward Chain!! - Nestled in the sought-after and peaceful residential area of Clwydian Park Avenue, this delightful three-bedroom detached bungalow offers spacious and versatile living. The property comprises of a welcoming entrance hallway, lounge, kitchen, dining room, conservatory, three bedrooms and bathroom. Externally, the bungalow enjoys attractive gardens to both the front and rear, offering plenty of space for outdoor enjoyment and gardening. A driveway and parking area provide convenient off-road parking, as well as a garage. Located in the popular village of Trefnant, this home benefits from a quiet, friendly neighbourhood with excellent transport links to Denbigh, St Asaph, and the A55 for easy commuting. EPC Rating D58.



Accommodation

uPVC door with glazed panel leads into:

Entrance Porch

With quarry tiled flooring and accommodation off.

Hallway

A welcoming hallway with radiator, power points, storage cupboard and loft access hatch (partly bordered)

Lounge

16'5" x 11'10" (5.00m x 3.61m)

A spacious lounge with feature fireplace and gas fire, radiators, power points, double glazed window to the front, door into the hallway and archway into the dining room.

Dining Room

9'5" x 8'7" (2.87m x 2.62m)

With radiator, power points and double glazed window into the conservatory.

Kitchen

10'8" x 9'0" (3.25m x 2.74m)

Offering a range of wall, drawer and base units with work surfaces over, stainless steel sink, integrated appliances; oven, four ring gas hob with extractor hood above. Plumbing for washing machine, radiator, power points, storage cupboard, tiled flooring, double glazed window to the rear and further glazed door leads into the conservatory.

Conservatory

11'10" x 8'3" (3.61m x 2.51m)

A good size conservatory allowing natural light with tiled flooring, power points, double glazed windows around and double doors lead to the rear garden.

Bedroom One

12'5" x 12'1" (3.78m x 3.68m)

With window to the front, radiator and power points.



Bedroom Two

11'2" x 10'6" (3.40m x 3.20m)

Having a range of fitted wardrobes, radiator, power points and double glazed window to the rear.

Bedroom Three

8'9" x 7'1" (2.67m x 2.16m)

With a range of fitted wardrobes, radiator, power points and double glazed window to the front.

Bathroom

8'6" x 6'0" (2.59m x 1.83m)

A white suite with low flush W.C, pedestal basin, panelled bath, shower cubicle, tiled flooring, tiled walls, heated towel rail and double glazed obscure window to the rear.

Garage

16'7" x 8'6" (5.05m x 2.59m)

An electric rolling door, ample storage space, double glazed window to the rear and further glazed door gives access to and from the rear garden.

Outside

A spacious and well-maintained rear garden, offering a fantastic outdoor space.

Benefiting from convenient side access to the front, the garden features a variety of structures and areas, including a timber shed, greenhouse, and a versatile timber outbuilding—ideal for storage.

A dedicated fruit cage and established vegetable plot with a variety of shrubs and stocked borders.

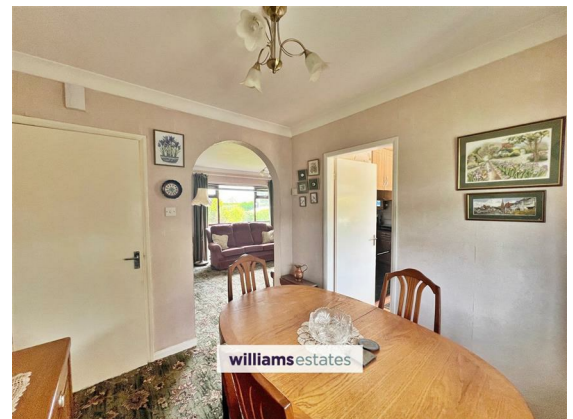
Directions

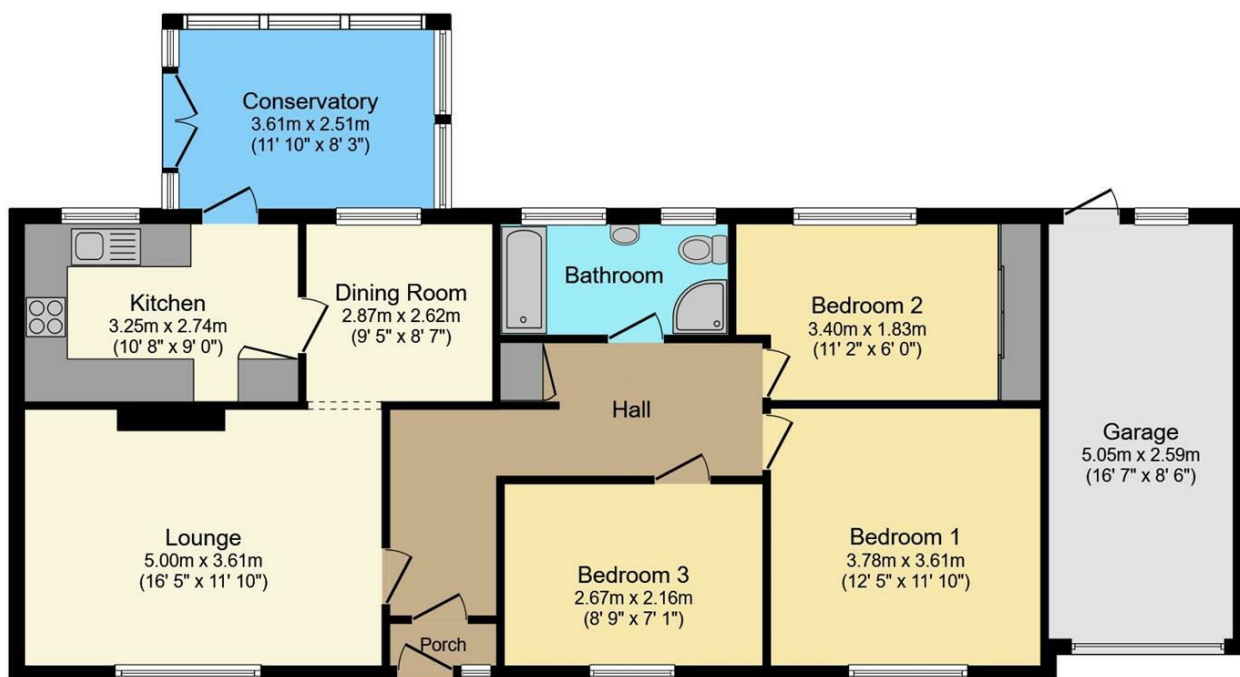
Proceed from our Denbigh office, LL16 3AA

Head southeast on Vale Street/A543

Follow A543 and then take A525 towards St Asaph.

Turn onto the appropriate local roads leading to LL17 0BQ.





Floor Plan

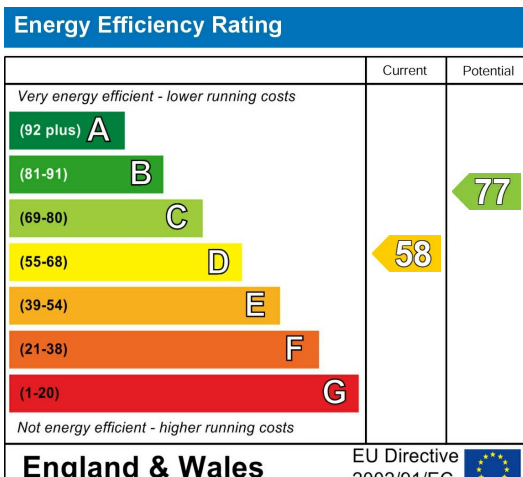
Floor area 113.3 sq.m. (1,219 sq.ft.)

Total floor area: 113.3 sq.m. (1,219 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.



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