

**Coed Yr Eos Nant Y Patrick, St. Asaph,
Denbighshire, LL17 0BN**

£255,000



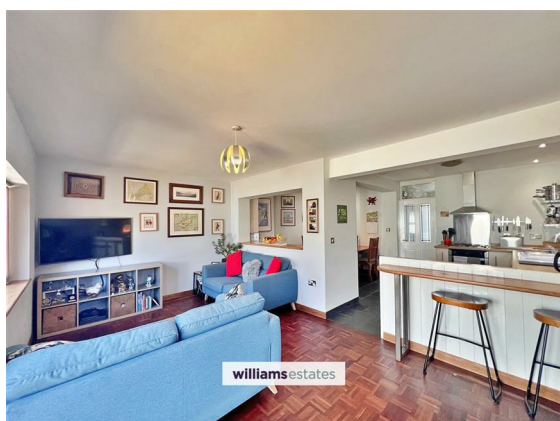
EPC - 0 Council Tax Band - C Tenure - Freehold

Nant Y Patrick, St. Asaph

3 Bedrooms - Bungalow - Semi Detached

A spacious three bedroom semi-detached bungalow in the popular village location of Trefnant close to all local amenities. Being a short drive to the towns of Denbigh and St Asaph and within close proximity of the A55 expressway. A portion of the property benefits from underfloor heating, the accommodation comprises entrance hall, spacious open plan/living area, utility room, three bedrooms, family bathroom, well maintained gardens to the front and rear and a driveway for off road parking.

Viewing is highly recommended.



Accommodation

Comprising a uPVC glazed front door into:

Entrance Hall

8'7" x 4'2" (2.638 x 1.284)

Featuring tiled flooring that extends into the utility room and half of the kitchen, with two loft access hatches and doors leading to all rooms.

Open Plan Kitchen / Living Area

21'2" x 17'5" (6.472 x 5.321)

The kitchen comprises complementary worktops with matching base units, a void for an under-counter fridge, a four-ring gas hob with stainless steel extractor fan above, a fitted oven, and a drainer sink with mixer tap. There are ample wall sockets throughout. The dining area features additional matching worktops and base units, a wall-mounted unit, and space to accommodate a six-seater dining table. The adjoining living area benefits from wooden flooring, multiple wall sockets, a uPVC double-glazed window to the rear, a feature square obscure-glass window to the side, and an additional uPVC double-glazed window in the kitchen area.

Utility Room

8'7" x 4'0" (2.632 x 1.240)

Featuring tiled flooring that continues from the entrance hall, this space includes provisions for a washing machine and dryer, a wall-mounted gas boiler, and a uPVC double-glazed window to the side elevation.

Bedroom One

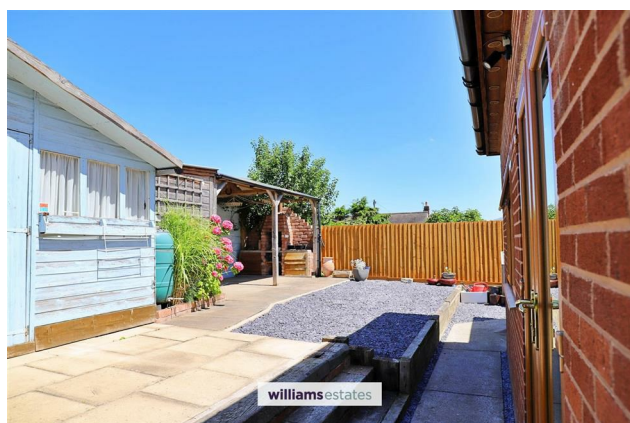
13'7" x 10'11" (4.152 x 3.331)

A double bedroom with a feature brick fireplace, a double radiator and a uPVC double glazed window to the front elevation.

Bedroom Two

10'9" x 10'1" (3.285 x 3.092)

A double bedroom with a uPVC double glazed window to the front elevation, double radiator and ample wall sockets.



Bedroom Three

9'1" x 8'8" (2.793 x 2.654)

A double bedroom with a uPVC double glazed window to the rear elevation, double radiator and wall sockets.

Bathroom

11'10" x 6'5" (3.632 x 1.976)

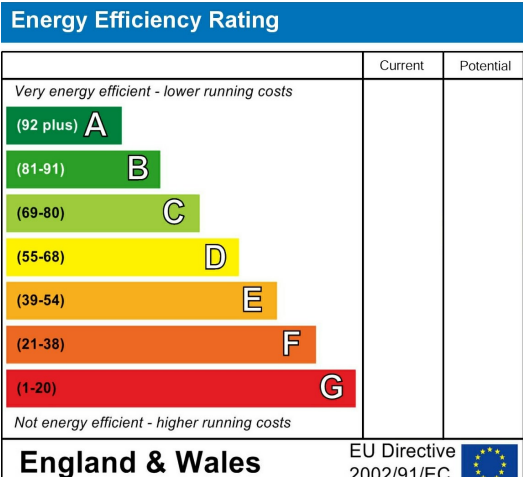
Comprising a low-flush W.C., a vanity wash basin, a bathtub, and a walk-in shower with a rainfall shower head and handheld attachment. The room features half-tiled walls, full tiling around the shower area, a chrome heated towel rail, and a uPVC obscure-glass window to the rear.

Outside

To the front of the property, a tarmac driveway offers off-road parking for 2–3 vehicles, bordered by timber fencing on either side and a timber gate providing access to the rear garden. The rear garden is designed for low maintenance, primarily laid with paving slabs and slate chippings. It features a summer house, a garden store, a veranda ideal for outdoor seating, and a brick-built barbecue.



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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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.