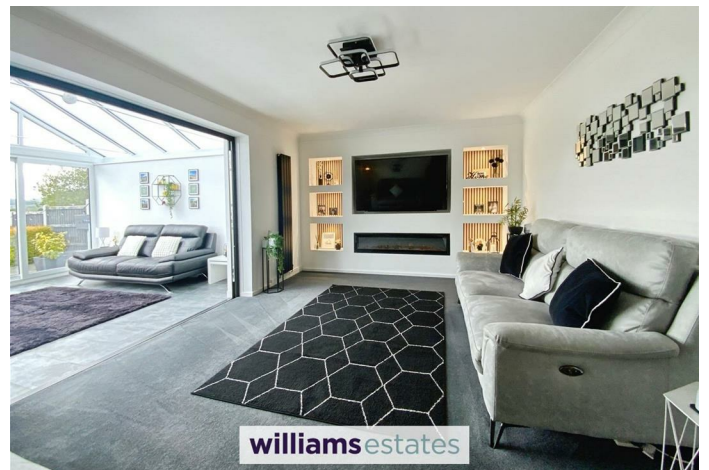




**19 Clwydian Park Avenue, Trefnant, St.  
Asaph, Denbighshire, LL17 0BQ**

**£380,000**

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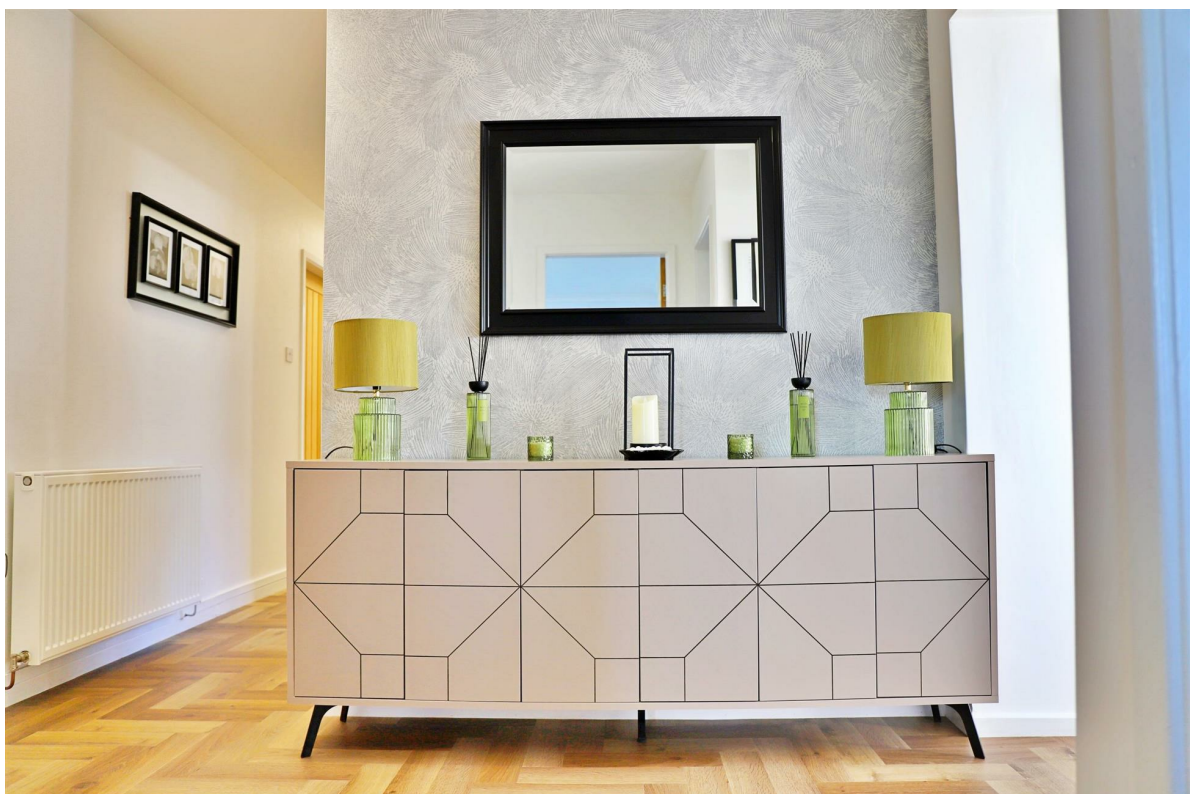
**EPC - D64**

**Council Tax Band - D    Tenure - Freehold**



## SUMMARY

Located within the popular Trefnant Village, this detached bungalow has amazing rear views over the fields towards the Clwydian Range. The accommodation affords the entrance hallway, lounge with bespoke media wall and black framed bi-folding doors give the option of open plan access into a spacious rear self clean glass conservatory, modern fitted kitchen with central island breakfast bar, modern family size bathroom, three double bedrooms with the master bedroom offering a walk in wardrobe with mirrored wardrobes plus a modern en-suite shower room. Having double glazing, gas central heating and two driveways. To the rear there is a landscaped garden with many patios, decking areas and large lawned garden to enjoy all day sun as well as looking toward the rear fields. EPC is D64. Freehold. Council tax band D.





## Accommodation

Composite front door giving access into the hallway

### Entrance Hallway

Full length double glazed window to the side, having oak LVT herringbone flooring, wall light fitting, built in storage cupboard housing the boiler, radiator, loft access hatch, built in storage cupboard and oak internal doors to all other rooms.

### Lounge

17'9" x 11'5" (5.42 x 3.50)

With black vertical radiators, bespoke media wall with remote control electric fire, T.v connection for wall hung television, shelving with concealed dimmable spot lighting with modern acoustic wooden slat back panelling. Black framed bi-folding doors give access to the spacious rear conservatory.

### Conservatory

15'1" x 12'7" (4.62 x 3.85)

Having full length double glazed windows to two sides, apex style-clear glass roof, two vertical radiators and central sliding doors open for full exposure of the rear views.

### Kitchen/Breakfast Room

14'5" x 12'3" (4.41 x 3.75)

Fitted with pebble grey gloss fronted wall and base units, curved end units, black composite bowl and a half single drainer sink with mixer tap, worktop surfaces with glass up-stands, integral washing machine, eye level built in double oven, electric hob with extractor fan over, void & plumbing for an American style fridge freezer with surrounding units, central island with drawers & addition base units and breakfast bar, inset spot lighting, porcelain wood effect floor tiles, full length picture window, double glazed front window and double French doors which open out onto the private patio area.

### Master Bedroom

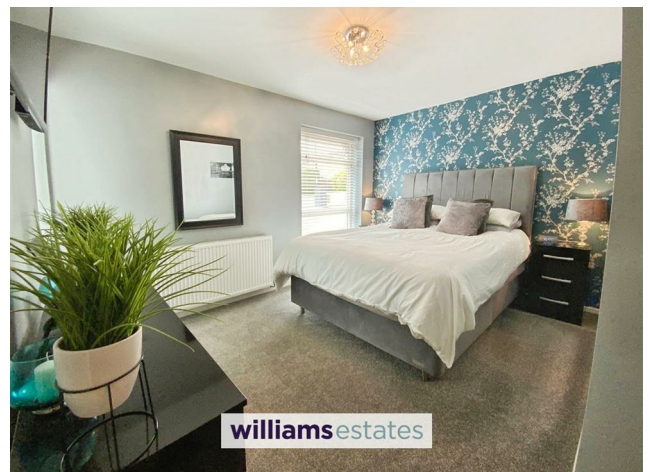
12'3" x 9'0" (3.75 x 2.75)

This front bedroom has a radiator, T.v connection for a wall hung television, two full length double glazed front windows and open plan access into the wardrobe. Door to the en-suite shower room.

### Walk in Wardrobe

6'7" x 2'11" (2.03 x 0.89)

fully fitted with modern mirrored wardrobes and inset spot lighting.







### En-Suite Shower Room

8'5" x 5'8" (2.57 x 1.74)

Comprising of built in vanity wash hand basin, push button toilet and white gloss fronted base units, worktop surface, heated towel rail, extractor fan, walk in double size shower enclosure with fixed clear glass shower screens, modern wall paneling, main walls with grey gloss tiles, inset spot lighting, vinyl flooring and double glazed side window.

### Bedroom Two

10'9" x 8'1" (3.29 x 2.48 )

This double bedroom has built in mirrored wardrobes, radiator and double glazed side window



### Bedroom Three

12'6" x 7'8" (3.83 x 2.36)

Another double bedroom having built in wardrobes, radiator and double glazed side window.

### Family Bathroom

9'0" x 8'7" (2.75 x 2.62)

Comprising of built in vanity wash hand basin, toilet, ample white gloss base units with long worktop over, L-shaped bath with shower over, modern wall paneling and the main walls have grey gloss wall tiles, extractor fan, inset spot lighting, radiator, vinyl flooring, heated towel rail and double glazed window to the side.



### Outside

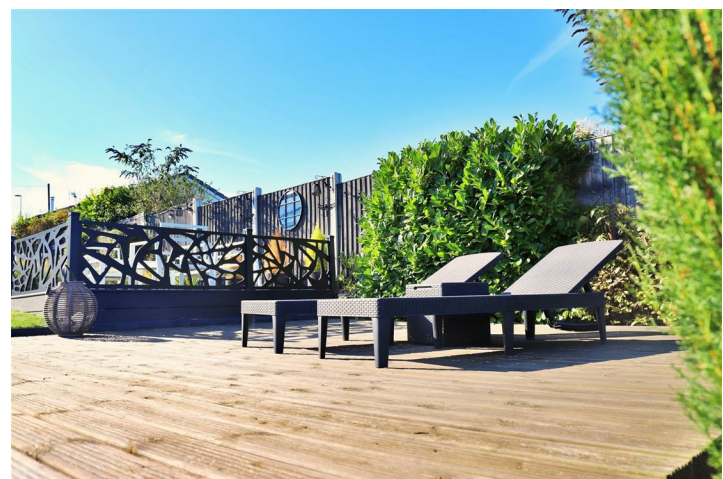
The bungalow has been k-rendered in a soft grey colour, two driveways providing parking for a number of vehicles, outside water tap & modern black outside light. Side gate gives access to the rear. The rear garden has been landscaped and provides a large grey coloured concrete imprint patio for Al-Fresco dining, timber bespoke storage shed with power, composite decked terrace with lower large timber decked terrace, ideal for sunbathing plus tiered lawn, edged by mature plants, timber fencing & open views across the Clwydian Range & countryside.

### Directions

### Disclaimer

Please note; a member of staff at Williams Estates has a connection to this property.

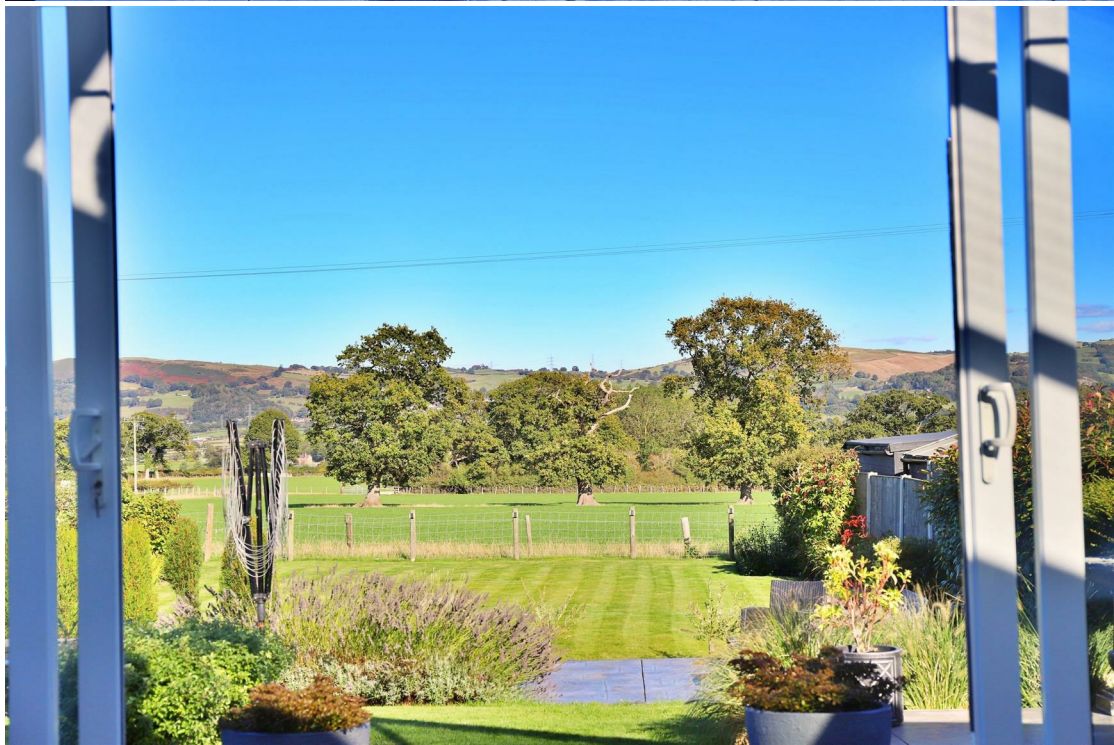














### Floor Plan

Floor area 113.3 sq.m. (1,220 sq.ft.)

Total floor area: 113.3 sq.m. (1,220 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](http://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 |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>83</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>64</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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01745 817417

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