



## Cae Glas, Trefnant, Denbigh LL16 5UB

### £295,000

Monopoly Buy Sell Rent is pleased to offer for sale this tastefully and immaculately presented three-bedroom link detached bungalow that benefits from gas central heating and double glazing throughout and briefly comprises an inviting hallway, large lounge with a log burner, large kitchen diner with fabulous views of the hills, rear porch, three double bedrooms and a stunning family bathroom. The property enjoys views of the Clwydian hills to the front with a driveway that provides off-road parking with attractive and mature gardens with lawned areas, patio areas, vegetable patch and a garden room to the rear. Situated in the centre of Trefnant village and community in Denbighshire, North Wales. There is a local primary school, grocery store, off licence/post office, fish & chip shop, hairdressers, and local pub/restaurant within a short walking distance. It is located on the A525 road in the Vale of Clwyd, about halfway between the city of St Asaph and Denbigh with its historical castle.

INTERNAL INSPECTION HIGHLY RECOMMENDED.

- Link Detached Bungalow
- Sought After Cul-De-Sac Location
- Views Towards the Clwydian Range
- Council Tax Band
- Immaculately Presented
- Three Double Bedrooms
- Freehold Tenure
- VIRTUAL TOUR AVAILABLE



## Hallway

4.83 x 1.18 (15'10" x 3'10")

A composite door leads into a bright hallway with laminate flooring throughout. Doors lead through to the lounge, master bedroom, bedroom 3 and the family bathroom.

## Lounge

6.76 x 3.59 (22'2" x 11'9")

The large family room has laminate flooring throughout with a multifuel log burner set on a slate hearth with an oak mantle above. The UPVC double-glazed window offers a beautiful view of the Clwydian range from the elevated position with further doors leading to Bedroom 2 and the kitchen diner.

## Kitchen Diner

10.65 x 2.58 (34'11" x 8'5")

A dual-aspect room which was formerly the garage offers a fantastic fitted kitchen in addition to a large dining area with fabulous views of the hills. The kitchen offers an integrated dishwasher with a range cooker, with extractor hood with voids for a washing machine and an American fridge freezer. The room is bright with vinyl flooring running throughout.

## Rear Porch

2.89 x 1.33 (9'5" x 4'4")

The porch is part block part UPVC with a UPVC window leading to the rear garden with a polycarbonate roof. There is ample space for a dryer with work top above.

## Master Bedroom

3.67 x 3.64 (12'0" x 11'11")

The large carpeted double bedroom has ample space for all your bedroom furniture needs with a built-in double wardrobe and views from the double-glazed UPVC window overlooking the front of the property.

## Bedroom 2

3.24 x 2.83 (10'7" x 9'3")

The carpeted double room boasts built-in full-length mirrored wardrobes with a patio door leading to the rear garden.

## Bedroom 3

2.92 x 2.71 (9'6" x 8'10")

A carpeted double room which is currently being utilised as a dressing room with a built-in double wardrobe and uPVC double glazed window overlooking the rear elevation

## Family Bathroom

4.43 x 2.11 (14'6" x 6'11")

A stunning 4 piece bathroom offers a full-size bath, walk-in shower with rainforest head, low flush WC and a wall-mounted sink with mixer tap. The room has part-tiled walls with vinyl flooring throughout with a high gloss upright radiator.

## Front Garden

The front garden is mainly laid to lawn with a sloping path on either side leading to the front steps. A wrought iron gate leads to the side of the property with fabulous views.

## Rear Garden

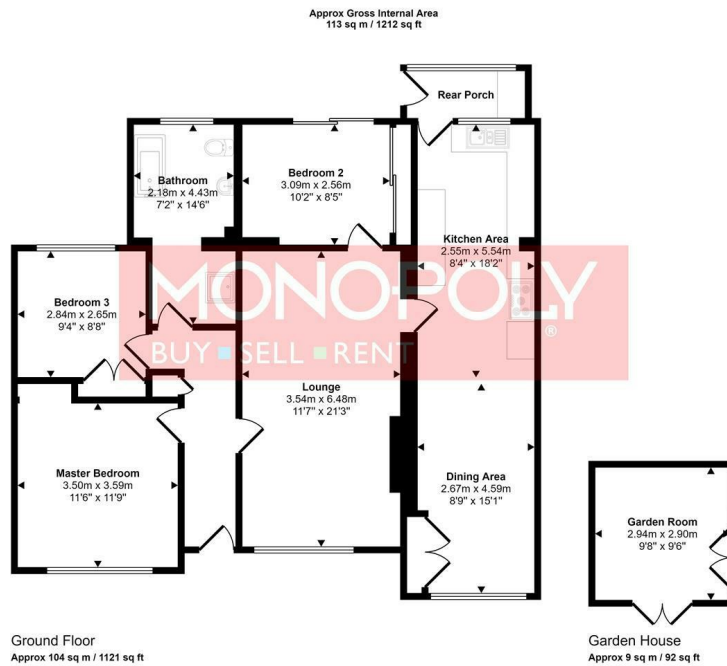
The private rear garden offers a blend of lawn, patio and decked areas with lean to storage area at the side of the property. A pond area lies at the top of the garden with garden room with electrical points offering a potential home office or additional storage.



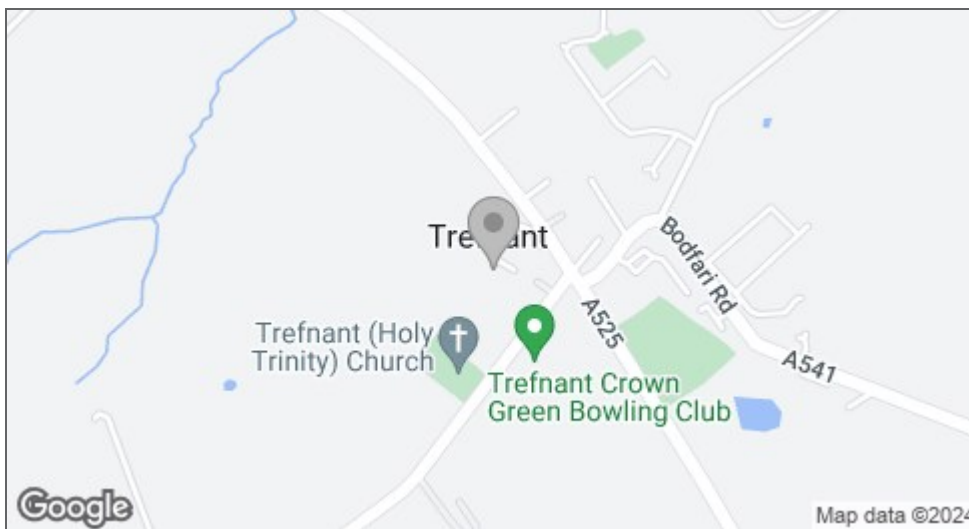








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
Current	Potential
	100
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(54-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

