



MONOPOLY
BUY ■ SELL ■ RENT

Chapel Street, Trefnant, Denbigh LL16 5TU £175,000

Monopoly Buy Sell Rent is pleased to offer for sale this well-appointed three-bedroom mid-terraced property located in the centre of Trefnant village with its grocery store, off-license/post office, fish & chip shop, and local pub/restaurant within walking distance and commuter links.

This well-presented property briefly comprises an entrance porch, lounge, dining room, kitchen, two double bedrooms a single bedroom and a large bathroom. Garage to the front of the property and a stunning low-maintenance garden to the rear.

An ideal first-time buy or investment property that must be viewed.

- Mid Terraced Property
- Well-Presented & Appointed
- Stunning Rear Garden
- Freehold Property
- Three Bedroom
- Two Reception Rooms
- Close to Village Amenities
- Council Tax Band B



Entrance Porch

1.35 x 0.88 (4'5" x 2'10")

A brand-new composite glazed front door leads you into this light porch with double glazed windows each side with shelves and tiled flooring. A glazed door leads you to the lounge.

Lounge

4.13 x 3.40 (13'6" x 11'1")

A light and airy lounge having a central fireplace housing an electric fire with stone effect surround and timber mantle. A double-glazed window overlooks the front of the property with wood laminate flooring, radiator and an opening leading you through to the dining room.

Dining Room

4.15 x 2.75 (13'7" x 9'0")

The dining room has a turned staircase leading you to the first floor with a storage cupboard underneath, a double-glazed window overlooking the rear of the property with wood laminate flooring, radiator and a glazed door leading you into the kitchen.

Kitchen

3.28 x 2.76 (10'9" x 9'0")

A bright and modern kitchen fitted with a range of cream units having a pull-out ladder with woodblock effect worktops, stainless steel sink, electric oven with gas hob, integrated fridge freezer and washing machine with tiled splash back. Premium vinyl flooring with spotlights, double glazed window overlooking the rear garden with a double-glazed back door.

Landing

Carpeted landing with wooden panelled walls and dado rail, doors lead to all rooms with a large storage cupboard, a further storage cupboard over the stairs and a hatch accessing the loft.

Master Bedroom

3.33 x 2.75 (10'11" x 9'0")

You step down into this spacious carpeted large double bedroom with coved ceiling, space for storage cupboards and wardrobes, radiator and a double glazed window overlooking the rear of the property.

Bedroom 2

3.30 x 2.06 (10'9" x 6'9")

A good-sized double bedroom with carpeted flooring, radiator and a double-glazed window overlooking the front of the property.

Bedroom 3

3.39 x 2.02 (11'1" x 6'7")

A single bedroom with a built-in cupboard and a storage cupboard having carpeted flooring, radiator and a double-glazed window overlooking the front of the property.



Bathroom

2.34 x 1.80 (7'8" x 5'10")

A newly fitted three-piece bathroom suite with a walk-in shower cubicle housing a thermostatic mixer shower, vanity unit with hand wash basin and low flush WC. Chrome heated towel rail, PVC wall panels, wood effect vinyl flooring, and a double-glazed window with privacy glazing overlooking the rear of the property.

Rear Garden

A stunning, well stocked and well-kept rear garden with a slate walkway with colourful borders either side leads you to the concrete patio area having a good-sized timber shed bounded by wood panelled fencing to either side and a brick wall to the rear.

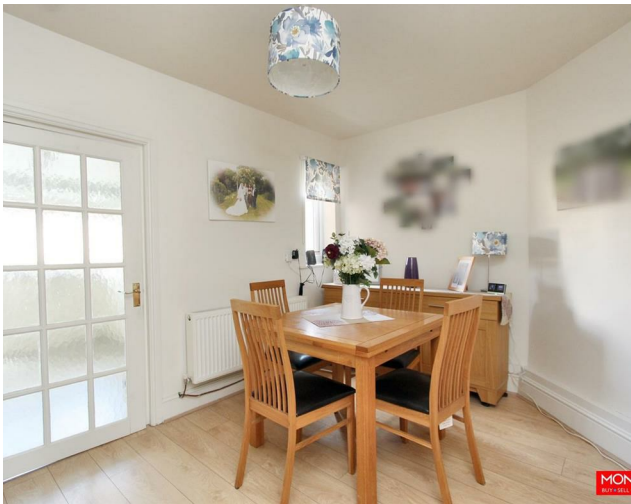
Garage

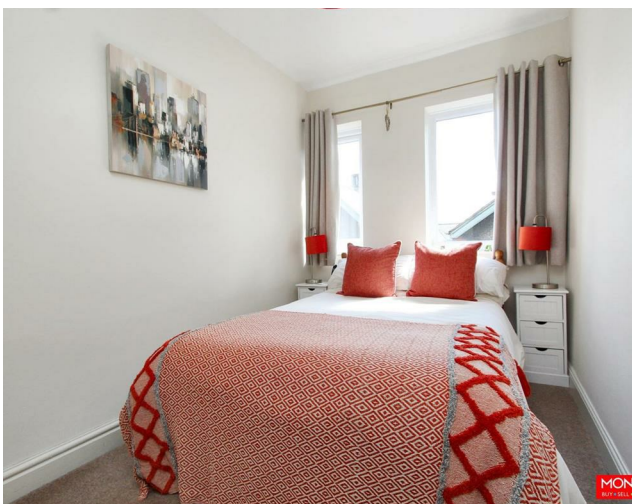
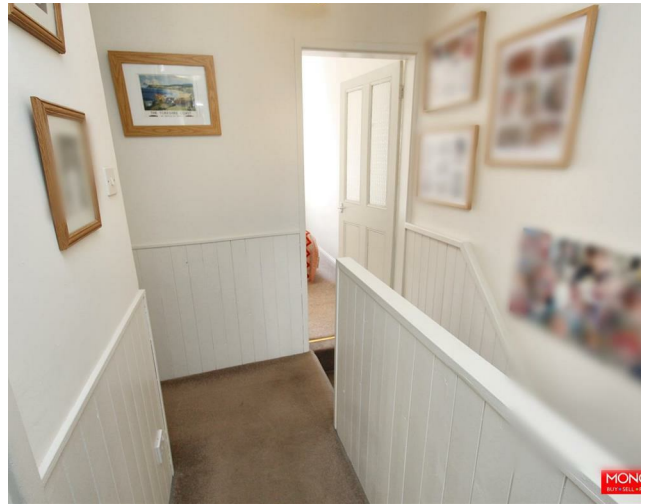
A single garage with up and over door currently being used as storage, located at the front of the property.

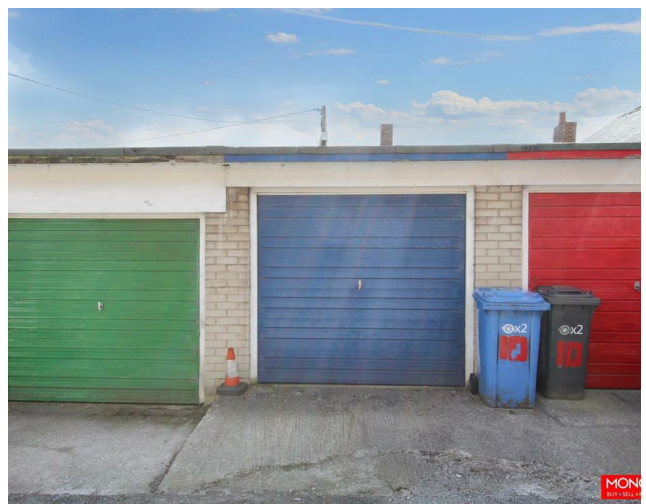
Additional Information

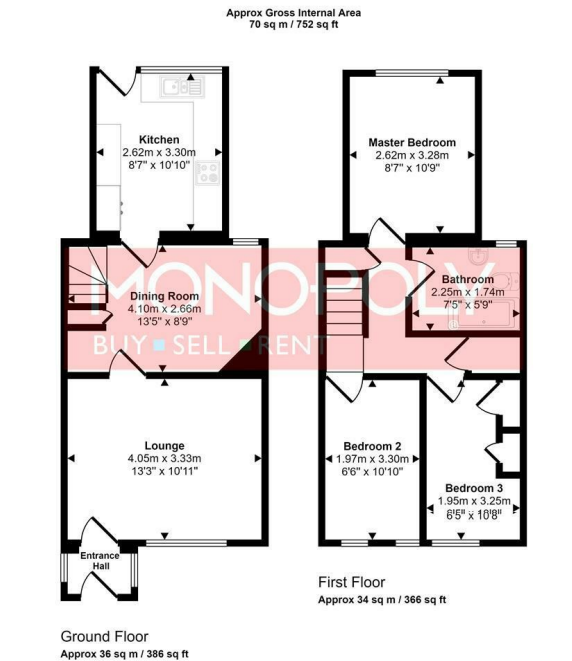
A well looked after property having gas central heating and double glazing throughout, with a newly fitted kitchen and bathroom, and a new composite front door with new fascias to the front. There is a parking space for one vehicle to the front of the property. Perfect first-time buy or investment property.











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
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.

