



Ffordd Pen Y Maes, Trefnant, Denbigh LL16 4YL £400,000

Monopoly Buy Sell Rent are pleased to offer this very desirable 4-bedroom detached property in the village of Trefnant. The property offers spacious rooms throughout with 3 reception rooms and 4 double bedrooms. Located in a quiet cul de sac the property is sold with no onward chain with off-road parking for up to 3 vehicles and a double garage with electric up and over door. The village itself offers a variety of amenities including a public house, cafe, convenience store, fish and chip shop and tattoo parlour.

- Detached 4 Bedroom House
- Surrounding Countryside and Far Reaching Views
- Double Garage
- Freehold Property
- Council Tax Band F
- Located in Quiet Cul De Sac
- 3 Reception Rooms
- Private Rear Garden
- No Onward Chain
- VIEWING RECOMMENDED



Entrance Hall

The front door with glazed panels leads into the open hallway with doors leading off into the lounge, snug, dining room, kitchen and downstairs WC with stairs leading to the first floor. There is light oak flooring throughout with electrical points throughout.

Lounge

4.66 x 4.46 (15'3" x 14'7")

A bright open lounge with oak flooring throughout

Snug

2.74 x 2.30 (8'11" x 7'6")

The convenient room offers an opportunity for a home office or a cosy snug with a double-glazed window overlooking the front elevation and ample electrical points throughout.

Kitchen \ Breakfast Room

5.18 x 3.70 (16'11" x 12'1")

A fantastic space with ample base and wall units in this open kitchen which is beautiful and light throughout. The kitchen includes integrated appliances including a fridge freezer, dishwasher, double oven, four-ring gas hob and extractor fan. There is tiled flooring throughout with granite worksurfaces and a tiled splashback. There is space for a table and chairs near the French doors offering a view of the garden and countryside beyond. The fabulous room is the heart of the property and a real social area extending out into the rear garden.

Dining Room

3.53 x 3.45 (11'6" x 11'3")

The separate dining room offers a space to entertain guests or potentially a second reception for children. French doors lead out to the side elevation with oak flooring throughout.

Utility

1.75 x 1.62 (5'8" x 5'3")

The utility area has tiled flooring throughout with

space and plumbing for a washing machine and dryer with a work surface and sink above. The gas boiler is mounted on the wall with a door leading out to the side elevation.

Downstairs WC

2.74 x 2.31 (8'11" x 7'6")

The convenient downstairs WC offering low flush WC

Landing

A carpeted landing with doors leading to all four bedrooms and the family bathroom.

Master Bedroom

The master bedroom offers fitted wardrobes along one wall offering fantastic storage with a double-glazed window overlooking the front elevation and ample space for additional furniture. A door leads to the ensuite with a wall-mounted radiator and electrical points throughout.

Ensuite

2.74 x 2.06 (8'11" x 6'9")

The tiled, spacious ensuite boasts a fully tiled shower cubicle with a thermostatic shower with sink and low flush WC located in the vanity unit.

Bedroom 2

3.52 x 2.78 (11'6" x 9'1")

A carpeted double room with fitted mirrored wardrobes and space for additional bedroom furniture.

Bedroom 3

3.25 x 2.78 (10'7" x 9'1")

The carpeted double offers a built-in mirrored wardrobe with a double-glazed window overlooking the front elevation with electrical points throughout and a wall-mounted radiator.



Bedroom 4

3.04 x 2.30 (9'11" x 7'6")

The carpeted bedroom has space for a small double with a double-glazed window overlooking the rear garden.

Family Bathroom

3.07 x 1.82 (10'0" x 5'11")

The well-appointed family bathroom with a four-piece suite comprising of a full-sized bath, shower cubicle with thermostatic shower, low flush WC and pedestal sink. The room is part tiled with a shaving point and extractor fan.

Double Garage

5.35 x 5.20 (17'6" x 17'0")

The fantastic double garage offers an electric up-and-over door leading to the driveway with an electrical consumer unit to the right with a pedestrian door to the rear. There is additional storage above with a drop-down ladder offering access.

Driveway and Front Garden

The driveway offers parking for up to 3 vehicles with a gate on either side of the property leading to the rear garden. The path to the right offers a grass area which leads to the rear garden.

Rear Garden

A tranquil rear garden with views overlooking the surrounding countryside with a blend of patio and lawned areas with established shrubs. The perimeter is predominately hedged with picket fencing.

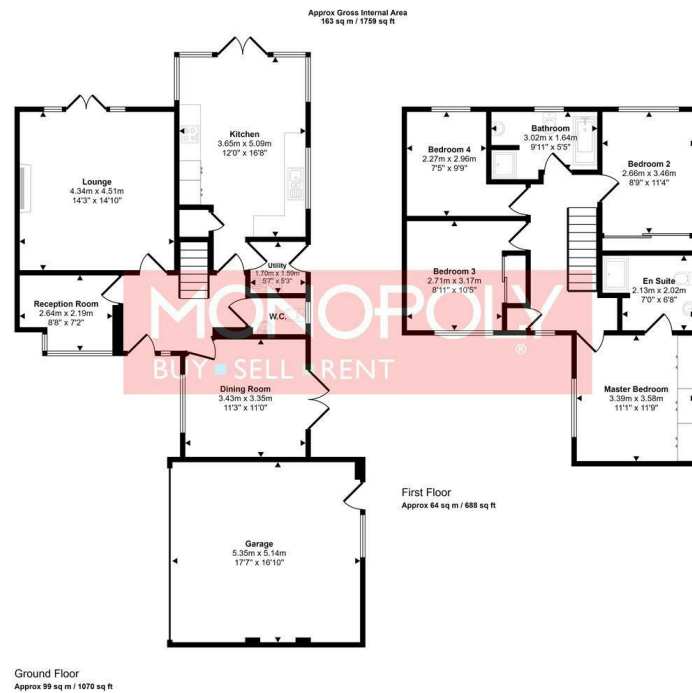




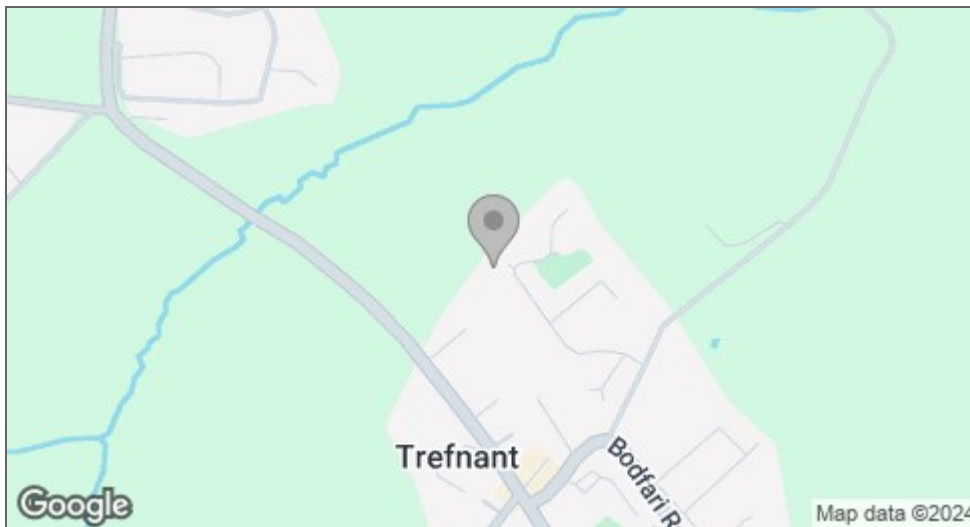








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		75	
(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.

