



## Cae Glas, Trefnant, Denbigh LL16 5UB

### £272,500

Monopoly Buy Sell Rent are pleased to offer this fantastic 2-bedroom property located in the ever-popular village of Trefnant. The property is in excellent condition throughout and briefly comprises of modern fitted kitchen, lounge, dining room, downstairs WC, two large double rooms, family bathroom and gardens to the front and rear. The property is located on a quiet cul de sac with a convenience store, fish and chip shop and cafe a stone's throw away.

- Detached 2 Bedroom Property
- Close To Amenities and Bus Routes
- Off Road Parking For 2 Vehicles
- Freehold Property
- Central Village Location
- Finished To A High Standard
- Council Tax Band E
- EPC Band - Pending



## Hallway

1.64 x 0.90 (5'4" x 2'11" )

The midnight blue composite door leads to a small hallway with laminate flooring and doors leading to the dining room, downstairs WC and small storage cupboard.

## Lounge

6.40x 3.56 (20'11"x 11'8")

A carpeted lounge with exposed brick feature wall and fireplace with log burner, UPVC windows to side and front elevation. There is a wall-mounted radiator and ample sockets throughout the room.

## Dining Room

4.96 x 3.45 (16'3" x 11'3")

A bright dining room with laminate flooring and under-stairs storage. The exposed brick wall is a lovely feature with a decorative pine staircase to the first floor and ample room for family dining.

## Kitchen

4.33 x 3.06 (14'2" x 10'0")

The well-appointed kitchen was fitted post covid and offers ample base and wall units for storage. There are integrated appliances including a double oven, hob and extractor with voids for a washing machine, fridge freezer and dryer. A breakfast bar offers a space for socialising whilst cooking with a composite door leading to the rear yard. The 3-year-old Worcester combi boiler is serviced annually and mounted on the wall.

## Downstairs WC

1.43 x 1.13 (4'8" x 3'8" )

The convenient downstairs WC offers a low flush WC, sink with vanity unit beneath and part tiled walls.

## Landing

3.45 x 2.98 (11'3" x 9'9" )

A large open landing with a spindled staircase. There are doors leading to both bedrooms and the

family bathroom with an additional door leading to the airing cupboard.

## Master Bedroom

4.97 x 3.56 (16'3" x 11'8" )

The carpeted double room has two UPVC windows to the front and side elevation with fitted wardrobes, dressing table, bedside cabinets and drawers.

## Bedroom Two

4.33 x 3.06 (14'2" x 10'0" )

A second double room with UPVC double-glazed windows overlooking front and side elevation. There is ample space for additional furniture with electrical points throughout.

## Bathroom

3.20 x 1.87 (10'5" x 6'1" )

The 4 piece bathroom offers a full-size bath, walk-in shower cubicle with thermostatic shower and rain forest head, low flush WC and sink with vanity unit beneath. There is vinyl flooring throughout with part tiled walls and an extractor fan.

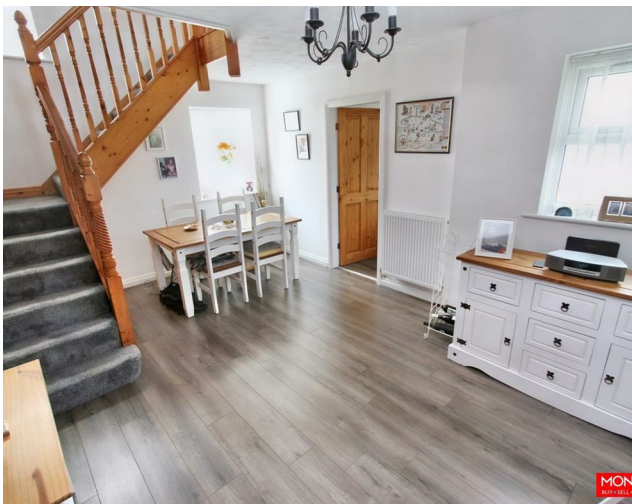
## Front Garden

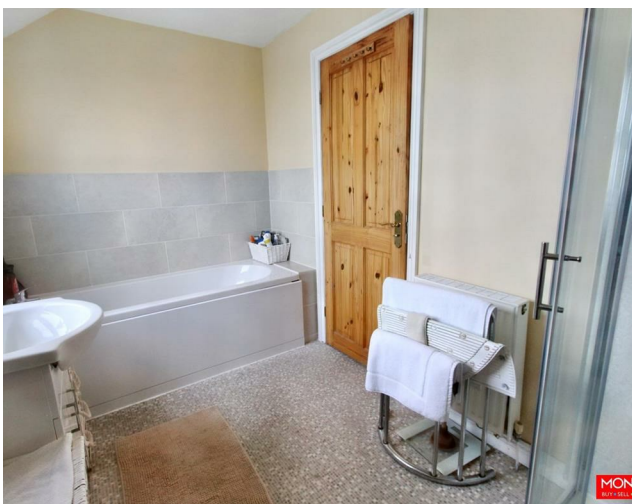
Wrought iron gates lead to 2 parking spots on slate waste with the remainder of the garden laid to lawn with a wrought iron fenced perimeter. Two steps lead down to the front door with pathways leading to either side of the property.

## Rear Yard

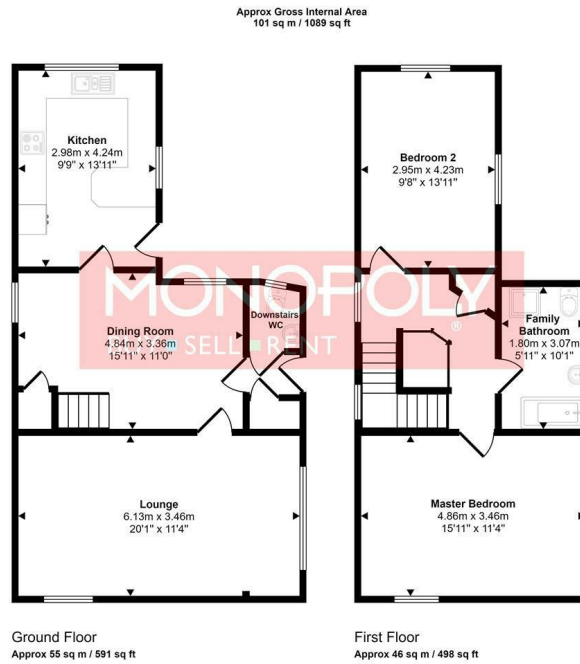
The paved rear garden offers a space to enjoy the summer months with two wooden sheds for storage. A pathway leads behind the rear of the property with ample space for bin storage.











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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

