



## Hen Gapel

Trefnant, Denbigh, LL16 4UT

Asking price **£190,000**





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To the rear you have a courtyard style garden, lined with mature shrubs, the garden is easy to maintain mainly being laid to patio. Perfect for sitting out and enjoying the sunshine or spending time with friends or family.

## **Porch**

## **Lounge**

14'6" x 13'1" (4.44m x 4.01m)

## **Kitchen, Diner**

20'11" x 14'6" (6.40m x 4.44m)

## **Landing**

## **Bedroom One**

18'10" x 14'6" (5.75m x 4.44m)

## **Bedroom Two**

11'4" x 8'3" (3.46m x 2.52m)

## **Bedroom Three**

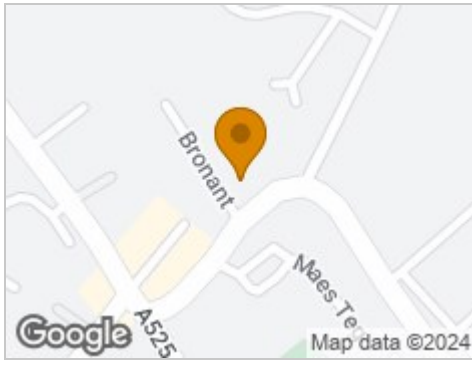
8'3" x 6'11" (2.52m x 2.12m)

## **Bathroom**

8'2" x 5'11" (2.49m x 1.81m)



## Road Map



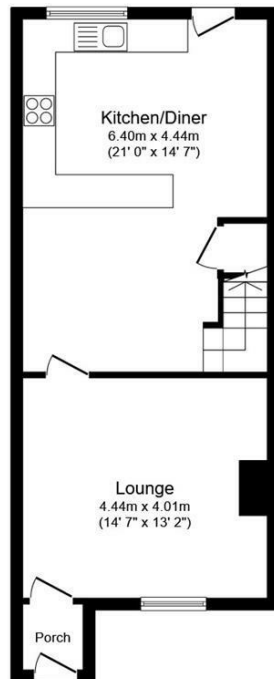
## Hybrid Map



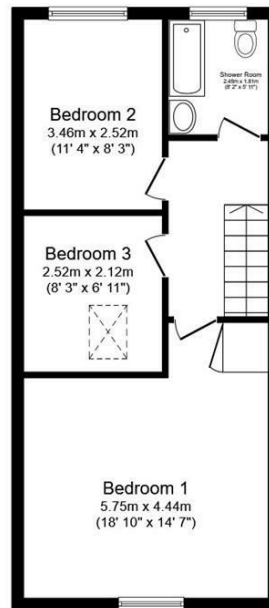
## Terrain Map



## Floor Plan



**Ground Floor**  
Floor area 48.1 m<sup>2</sup> (517 sq.ft.)



**First Floor**  
Floor area 46.6 m<sup>2</sup> (502 sq.ft.)

**TOTAL: 94.7 m<sup>2</sup> (1,019 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

## Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

