



**18 Trem Y Coed, Clawddnewydd, LL15  
2NQ**

**£315,000**



**EPC - C72    Council Tax Band - E    Tenure - Freehold**

# Trem Y Coed, Clawddnewydd

## 4 Bedrooms - Bungalow - Detached

NO ONWARD CHAIN situated on a popular residential estate in the heart of Clawddnewydd and in need of some modernisation works, this three/four bedroom bungalow is the perfect buy if you are looking for a more rural setting. The property is fitted with uPVC double glazing and has driveway parking and a garden to the front, to the rear is a large garden with stunning countryside views.

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### Accommodation

uPVC double glazed door with glazed side panel opens into

### Entrance Hall

An L shaped hall with doors off to all rooms, loft access hatch, storage heater

### Kitchen/Diner

20'8" x 9'11" (6.323 x 3.023)

Fitted with base and wall units and complimentary work surfaces over, void and provision for washing machine and dish washer, integrated fridge freezer and double electric oven with four ring electric hob and extractor hood over, one and half bowl stainless steel sink with drainer and mixer tap, tiled splashbacks, tiled floor, uPVC double glazed window and uPVC double glazed door with obscure glazed panel opens out onto the side of the property, opening through to the dining area with storage heater, heated towel radiator and uPVC double glazed window to the rear elevation



### Living Room

14'5" x 11'4" (4.403 x 3.456)

Inset multi fuel burner with slate backing, wooden surround and tiled hearth, storage heater, uPVC double glazed sliding door opens on to the rear garden

### Bedroom Four

16'8" x 7'3" (5.083 x 2.218)

Storage heater, uPVC double glazed windows to the front and rear elevations, loft access

### Bedroom Three

8'7" x 7'11" (2.619 x 2.436)

Storage heater, uPVC double glazed window to the side elevation

### Bedroom Two

11'0" x 9'3" (3.364 x 2.820 )

Storage heater, uPVC double glazed window to the front elevation



### Bedroom One

12'0" x 11'7" (3.674 x 3.550)

Storage heater, uPVC double glazed window to the front elevation

### Bathroom

9'11" x 6'5" (3.037 x 1.970)

White suite comprising bath with electric shower and folding screen, pedestal wash basin, W.C., heated towel radiator, cupboard housing the hot water tank, tiling to bath area and half height to the rest of the room and bath panel, uPVC obscure double glazed window to the side elevation

### Outside

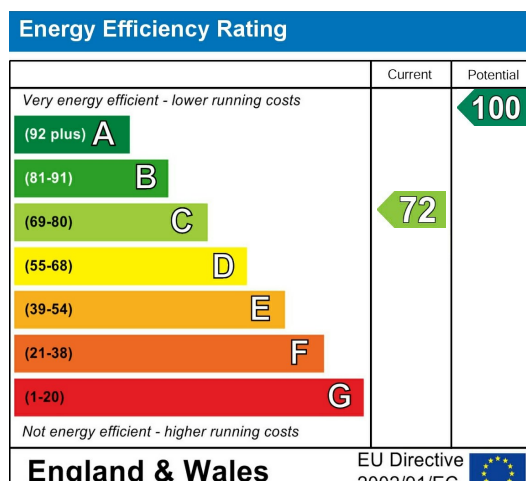
To the front of the property there is a drive providing off road parking, timber gates to either side of the property provide access to the rear garden which is mainly laid to lawn and bounded by timber fencing with fabulous countryside views

### Directions

From our Ruthin office proceed down Clwyd Street and at the junction turn left and continue up Mwrog Street. At the mini roundabout go straight on and proceed for approximately 5 miles. Upon reaching the village of Clawddnewydd turn right opposite the Glan Llyn pub on to Trem y Coed, bearing left and the property can be found on the right hand side



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.