



6 Maes Gruffydd Estate

Trefnant, Denbigh, LL16 4UL

£150,000



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Accommodation Comprises

White UPVC double glazed door leads to:

Entrance Hallway

Double panelled radiator, telephone point, smoke alarm .

Turn stair case leading to the first floor accommodation:

Lounge

13'1" x 11'9" (4m x 3.6m)

Double glazed window to the front elevation. Wooden fire surround with marble effect inset and hearth with an electric fire. Built in shelving, fitted storage cupboard, aerial point, dado rail and smoke alarm. Under stairs storage cupboard frosted double glazed window to the side elevation.

Door leads into:

Kitchen/Breakfast

13'1" x 9'2" (4m x 2.8m)

Well lit room providing a lot of natural lighting having two double glazed windows to the rear elevation overlooking rear garden, Housing a range of wall and base units with work top work surfaces, stainless steel sink unit and drainer with taps over, space for electric oven, extractor hood over, space for fridge/ freezer, void and plumbing for washing machine and wall mounted gas combi boiler. Tiled effect vinyl flooring, tiled splash back.

Door leading into:

Rear Hallway

Vinyl flooring, white pvcu double glazed door to the side elevation

Downstairs WC

4'3" x 2'3" (1.3m x 0.7m)

High flush WC, wall mounted boiler which has been re-fitted in 2023 and vinyl floor tiles

Storage Cupboard

4'11" x 2'9" (1.5m x 0.86m)

Wall mounted fuse box, vinyl flooring, double glazed frosted window to the side elevation

Stairs Leading to:

First Floor Accommodation

Landing has a double glazed window to the side elevation, telephone point, heating control, loft access and doors off to:

Bedroom One

10'9" x 9'10" (3.3m x 3m)

High ceiling, double glazed window to the rear overlooking the garden and field, double panelled radiator, walk in airing cupboard with fitted shelving measuring 1.6m x 0.7m

Door leads into:

Shower Room

6'11" x 5'2" (2.12m x 1.6m)

Double shower cubicle with fully tiled walls and shower screen with a fixed seat, pedestal sink unit, low flush WC, double glazed frosted window to the rear elevation and single panelled radiator.

Bedroom Two

11'9" x 8'4" (3.6m x 2.55m)

Double glazed window to the front elevation, built in cupboard having fitted shelving, single panelled radiator and fitted dado rail.

Bedroom Three

9'2" x 8'6" narrowing to 4'7" (2.8m x 2.6m narrowing to 1.4m)

L Shaped Room having a double glazed window to the front elevation, double panelled radiator and fitted dado rail.

Outside:

Garden to the Front

The property to the front has a good sized space which has been block paved for parking which extends to the side of the property which leads to the side canopy porch and a wooden gate leading into:

Garden to Rear

The garden to the rear is a particular feature of the property and is larger than average and adjoins a field to the rear. The garden is currently being used as a large vegetable garden

Tel: 01352 711170

having a greenhouse to the rear and a brick built shed which measures 2.7m x 1.67m having high sloping ceiling, having light and power and a single glazed window to the side elevation.

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

MISDESCRIPTION ACT

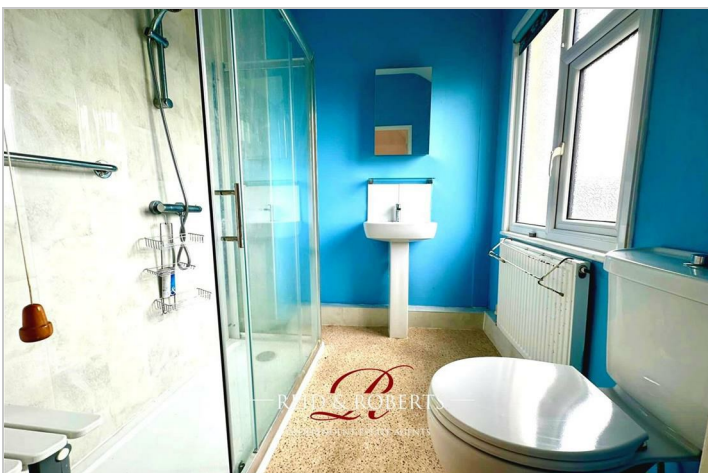
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

MONEY LAUNDERING REGULATIONS

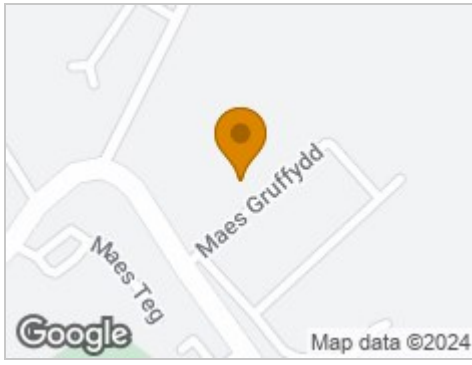
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

WOULD YOU LIKE A FREE VALUATION ON YOUR PROPERTY?

We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.



Road Map



Hybrid Map



Terrain Map



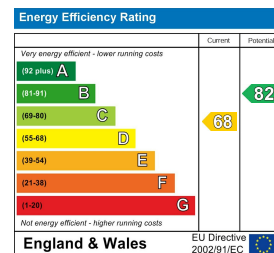
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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