



Ffordd Cae Canol, Trefnant, Denbigh LL16 4YJ

£370,000

MONOPOLY BUY SELL RENT are pleased to offer for sale this spacious four-bedroom detached family home, situated within a quiet cul-de-sac in the popular village of Trefnant. Offering flexible accommodation throughout, the property benefits from a bright open plan lounge and dining room, fitted kitchen with utility, ground floor WC, converted garage providing an additional reception room or playroom, four bedrooms including a principal en suite, and a family bathroom. Externally, there is off-road parking and an enclosed rear garden with patio, lawn and mature foliage. Ideally located in the Vale of Clwyd, Trefnant is a well regarded village offering a primary school, local community feel and excellent access to Denbigh, St Asaph and the A55.

- Freehold
- EPC C
- Council Tax Band E
- Four Bedroom Detached
- Spacious Lounge Diner
- Separate Utility Room
- Enclosed Rear Garden
- Converted Garage
- Cul De Sac Location



Driveway

A tarmac driveway to the front provides off-road parking for two to three vehicles and is complemented by a small lawn with mature hedging, creating an attractive approach. A slab paved pathway continues to the rear garden, offering practical access around the property.

Entry Hallway

A welcoming entrance hallway finished with wood effect herringbone vinyl flooring and a composite wood effect front door with decorative glazed panels. Carpeted stairs with a white wooden handrail rise to the first floor, while doors lead to the lounge, playroom, WC and kitchen, creating a practical and well-connected layout.

Lounge

The lounge is a comfortable and inviting reception space featuring a double glazed square bay window to the front, fitted carpeting, radiator and electric fire. A wide opening leads seamlessly into the dining room, enhancing the open plan feel and making the space ideal for everyday family living.

Kitchen

The kitchen is fitted with wooden cabinetry complemented by black speckled worktops and tiled flooring and an integrated dishwasher for a practical finish. It includes a stainless steel sink and drainer with mixer tap, a four burner gas hob with oven and grill beneath, and a stainless steel extractor hood above. A double glazed window overlooks the rear, with internal access to the hallway, dining room and utility room.

Dining Room

Open to the lounge, the dining room continues the flowing layout and provides an excellent space for entertaining or family meals. Finished with carpet and a radiator, the room is further enhanced by twin glazed patio doors opening out to the garden and allowing in plenty of natural light.

Utility Room

A useful addition to the home, the utility room is fitted with matching wooden cabinetry and black speckled worktops, along with a stainless steel sink and taps. Tiled flooring and under counter space for white goods add practicality, while the boiler is housed here and an integrated cat flap provides convenient access for pets.

Playroom

Formerly the garage, this versatile converted space now serves as an excellent playroom or additional reception room. It features wood effect herringbone vinyl flooring, a double glazed window to the front, tall radiator and four downlights, with further practical additions including an access hatch to the lower loft and the consumer unit.

Landing

The carpeted landing provides access to all four bedrooms, the family bathroom and an airing cupboard. A double glazed window brings natural light into the space, adding to the bright and airy feel of the first floor.



Master Bedroom

The principal bedroom is a well-proportioned double room with fitted carpet and a square bay window to the front elevation. A radiator sits beneath the window, and the room benefits from the added convenience of an en suite shower room.

En Suite

The en suite is fitted with tiled flooring and includes a shower with folding glass door and tiled splashback, WC and hand basin. A white towel radiator and obscure double glazed side window complete this neat and functional space.

Bedroom 2

Bedroom two is another comfortable double room, positioned to the rear of the property. It is fitted with carpet, built-in mirrored wardrobes and a radiator beneath the double glazed window.

Bedroom 3

A further double bedroom, bedroom three enjoys a front aspect through a double glazed window with radiator beneath. Finished with carpet, it offers flexible accommodation for family, guests or home working.

Bedroom 4

Currently arranged as a small double, bedroom four is a versatile room with fitted carpet, built-in wardrobe and radiator beneath the rear facing double glazed window. The loft access hatch is also located here.

Bathroom

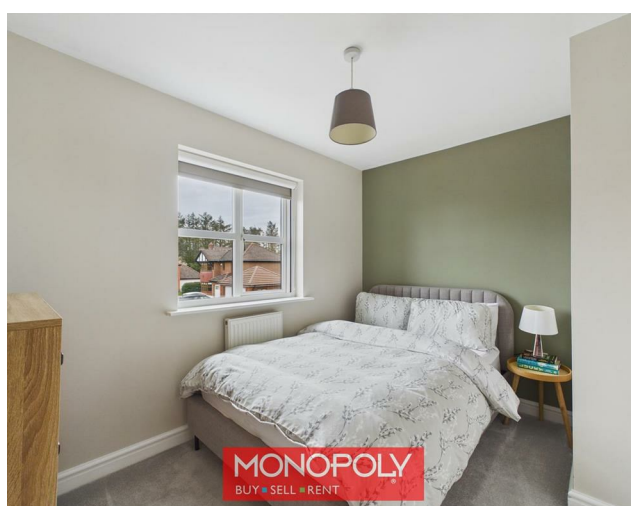
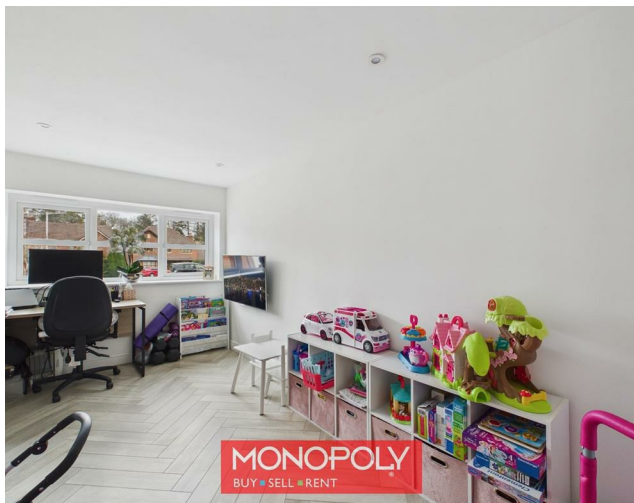
The family bathroom is finished in earthy toned tiling with tiled flooring and partially tiled walls, creating a warm and practical feel. It is fitted with a bath, WC and wash hand basin, along with a chrome towel rail, shaver socket and obscure double glazed side window.

Garden

The bright and sunny rear garden offers a pleasant and enclosed outdoor space, ideal for both relaxing and entertaining. It features a slab paved patio area adjoining the property, a central lawn and an additional paved seating area to the rear. Wooden panelled fencing and mature foliage provide privacy and a lovely green backdrop.

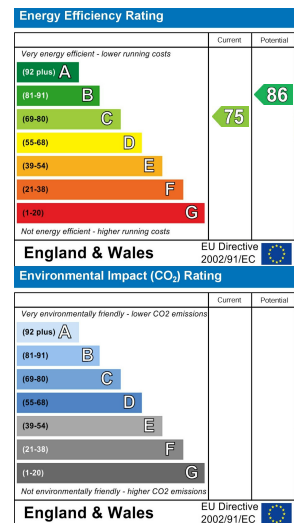
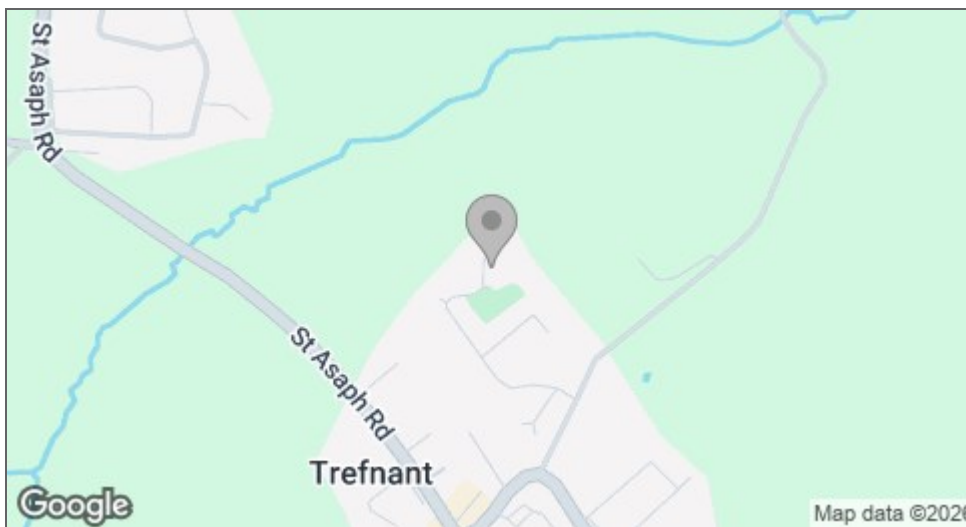












MONEY LAUNDERING REGULATIONS 2003

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.

