



Arfryn Henllan Road, Trefnant, LL16 5UF

£190,000

 4  2  2  E

EPC - E42

Council Tax Band - E

Tenure - Freehold

Henllan Road, Trefnant

4 Bedrooms - House

An excellent opportunity to acquire a four-bedroom property in the desirable village of Trefnant. This property is in need of complete renovation throughout, offering significant scope for improvement, reconfiguration or redevelopment (subject to any necessary consents).

The accommodation briefly comprises: Living room, sitting room, dining room, kitchen, downstairs shower room, W.C, Four bedrooms, upstairs bathroom and separate W.C.

Externally, the property benefits from spacious gardens, along with a driveway and ample parking.

Located in a sought-after semi-rural position, the property is ideally placed for access to the A55 expressway, providing excellent links to Denbigh, St Asaph, Chester and the North Wales coast. Local amenities, schools and countryside walks are all within easy reach.

Viewing is highly recommended to appreciate the scope it offers.



Entrance Hall

10'9" x 10'2" (3.28 x 3.1)

Part-glazed front door, opening into a hallway with spindled balustrade staircase rising to the first floor. Features include parquet flooring, exposed ceiling beams, and a panelled radiator.

Living Room

16'0" x 12'9" (4.88 x 3.89)

Bay window to the front and a double-glazed window to the rear, providing the room with natural light. A feature stone fireplace houses a log-effect gas fire, with stone side plinths complemented by wood shelving and fitted cupboards set into the alcoves. Character features include exposed ceiling timbers, wall light points, and a panelled radiator.



Second Reception/Bedroom Five

11'8" x 10'2" (3.58 x 3.1)

Side-facing window, gas fire, feature exposed stone wall, and panelled radiator.

Dining Room

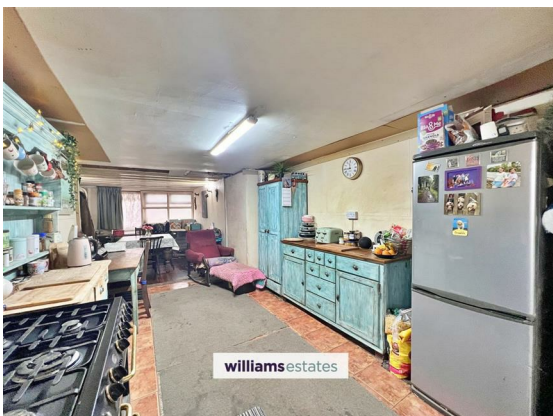
11'8" x 11'3" (3.58 x 3.43)

Side-facing door and window, recessed fireplace with an Adams-style surround, laminate flooring, exposed ceiling beams, and a panelled radiator.

Kitchen Breakfast Room

21'9" x 10'0" (6.65 x 3.05)

Double-glazed rear window and rear access door. Fitted with a range of base units, work surfaces incorporating an inset stainless steel sink, cooker point, and space for a washing machine. Additional features include a cupboard housing the central heating boiler, ceramic tiled flooring, and two panelled radiators.



Shower/ Utility Room

Two double-glazed windows to the front elevation. Fitted with a shower enclosure and electric shower, close-coupled WC, and vanity unit with wash hand basin. Finished with ceramic tiled flooring and a panelled radiator.

Landing

Spindled balustrade and over stairs storage cupboard.

Bedroom One

8'11" x 16'0" (2.72 x 4.88)

Double glazed windows to the front and rear elevation, and a panelled radiator.

Bedroom Two

15'10" x 11'8" (4.85 x 3.56)

Double glazed windows to the front and side elevations, laminate flooring, picture rail and panelled radiator.

Bedroom Three

10'7" x 10'11" (3.25 x 3.33)

Double glazed window to the side elevation, wall light point and panelled radiator.

Bedroom Four

12'4" x 10'2" (3.76 x 3.1)

Double glazed window to the side elevation, wall light point and panelled radiator.

Bathroom

10'0" x 4'11" (3.05 x 1.52)

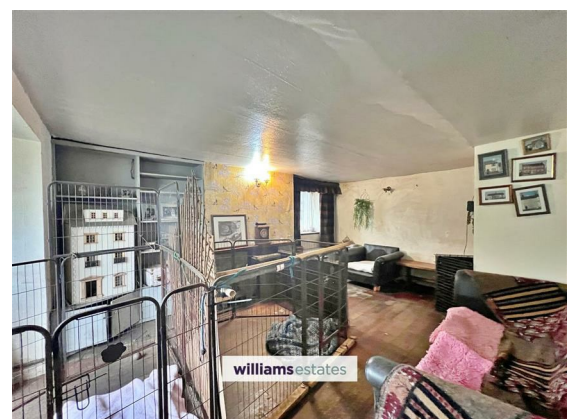
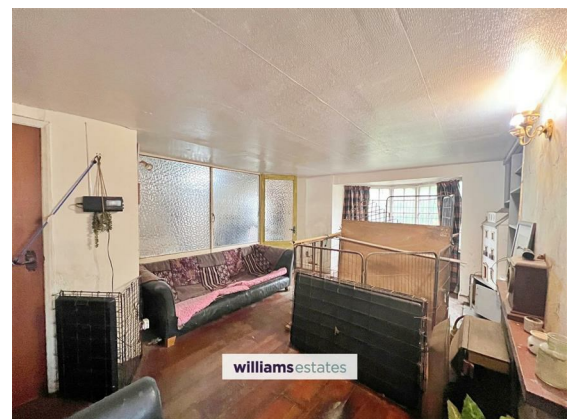
Double glazed window to the front elevation. Panelled bath, pedestal wash basin and panelled radiator.

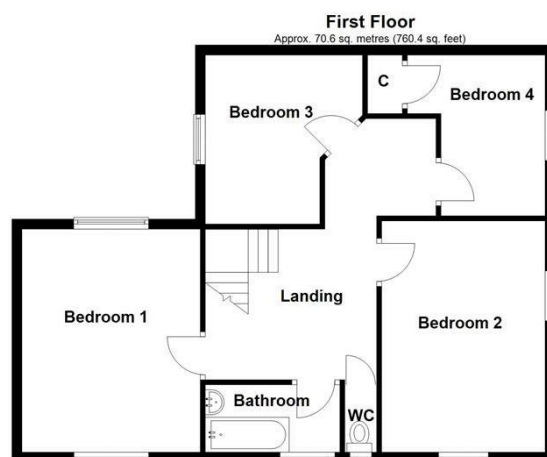
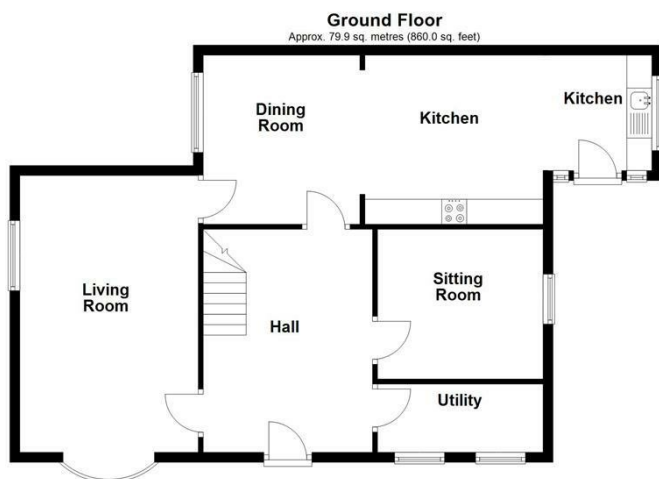
W.C

Double glazed window to the front elevation and a low flush W.C.

Outside

The property occupies a generous plot, with a driveway to the side extending around to the rear garden, providing ample parking and space for caravans or trailers. To the side of the property, a range of outbuildings offer excellent workshop and storage facilities.





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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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