



## Nant Y Patrick, St. Asaph LL17 0BN

£179,950

Monopoly Buy Sell Rent is pleased to offer for sale this well-proportioned two-bedroom detached bungalow, situated in a highly regarded residential area on the outskirts of Trefnant. Conveniently located just 3 miles from Denbigh and 2.5 miles from St Asaph and the A55 Expressway, and transport links. Set on a generous plot, the bungalow presents an exciting opportunity for modernisation and offers potential for extension, subject to the necessary planning permissions. The accommodation briefly comprises a spacious lounge, kitchen, rear porch/utility area, two double bedrooms, and a traditional bathroom. Externally, there is a driveway providing off-road parking, with a front garden, a single garage, and a good-sized rear garden with timber shed and greenhouse. Offered for sale with No Onward Chain.

- Detached Bungalow
- Highly Sought After Area
- Freehold Property
- Opportunity for Modernisation
- Two Double Bedrooms
- Generous Plot
- Council Tax Band C
- No Onward Chain



## Vestibule

A white uPVC front door opens into the vestibule with classic red brick walls and red floor tiles, and a timber glazed door leading you into the main hall.

## Hallway

Carpeted hallway with a storage cupboard housing the Ideal gas combi boiler with a radiator, hatch accessing the loft and doors lead to all rooms.

## Kitchen

Fitted with a range of base and wall units, offering ample storage and workspace. There are designated spaces for white goods, and the room is naturally lit by double glazed windows to the side and rear. A uPVC door provides access to the back porch.

## Lounge

A good-sized lounge with a central tiled fireplace having carpeted flooring, a large radiator and a large double-glazed window overlooking the front of the property.

## Master Bedroom

A generous master bedroom with carpeted flooring, a uPVC double-glazed window overlooks the front of the property having a radiator underneath.

## Bedroom 2

A double bedroom with space for a wardrobe having carpeted flooring with a uPVC double glazed window overlooking the rear garden.

## Bathroom

A classic three-piece bathroom suite comprising a full-sized bath with an electric shower over, a pedestal sink, and a WC with a radiator, a wall mirror having a light above and a wall-mounted cupboard. The walls are partially tiled with carpeted flooring and a privacy-glazed uPVC window overlooking the rear.

## Back Porch

A lean-to structure used as a utility area, with space and plumbing for a washing machine and dryer, surrounded by single glazed windows, a polycarbonate roof, and a timber door leading to the rear garden.

## Garage

A single garage with an up-and-over door, concrete flooring, and strip lighting, includes a power socket, a wall-mounted shelf, and a workbench for added functionality. It also benefits from a single glazed window at the rear and a pedestrian side door for convenient access.

## Front Garden

Iron gates open onto the tarmac driveway leading you to the garage with an adjacent lawned garden, bordered by a brick dwarf wall, and conifer hedges on either side, along with a timber gate leading you to the rear garden.

## Rear Garden

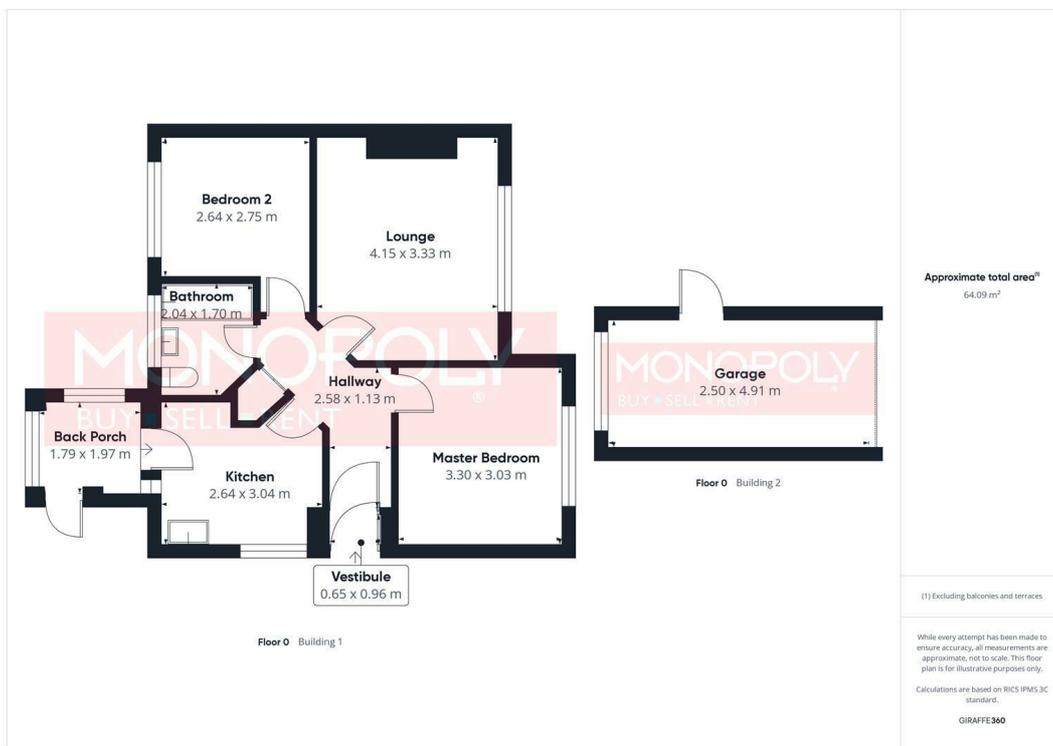
A private and fully enclosed rear garden, mostly laid to lawn and bordered by timber fencing with a paved patio area with a timber shed, traditional coal bunker and a greenhouse, with a mature blossom tree.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

#### 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.

