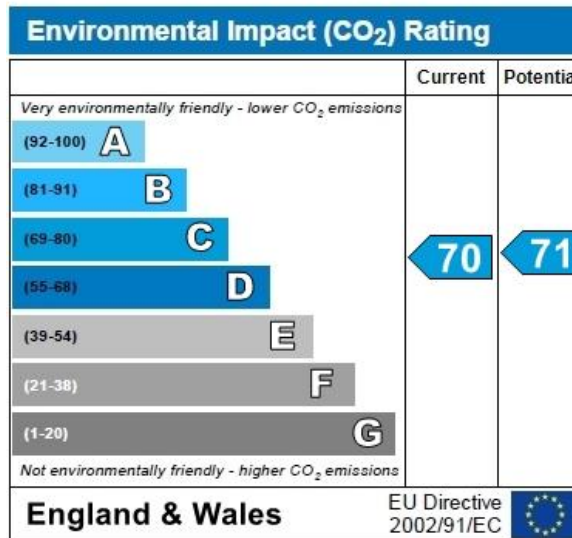
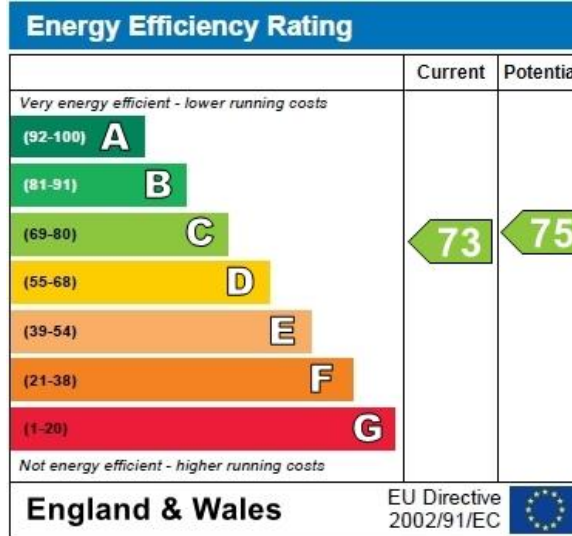


# Cavendish

RESIDENTIAL



NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property. Cavendish Ikin trading as Cavendish Residential.

21 High Street, Denbigh, Denbighshire, LL16 3HY

Tel: 01745 816650 Fax: 01745 817425

Email: denbigh@cavres.co.uk



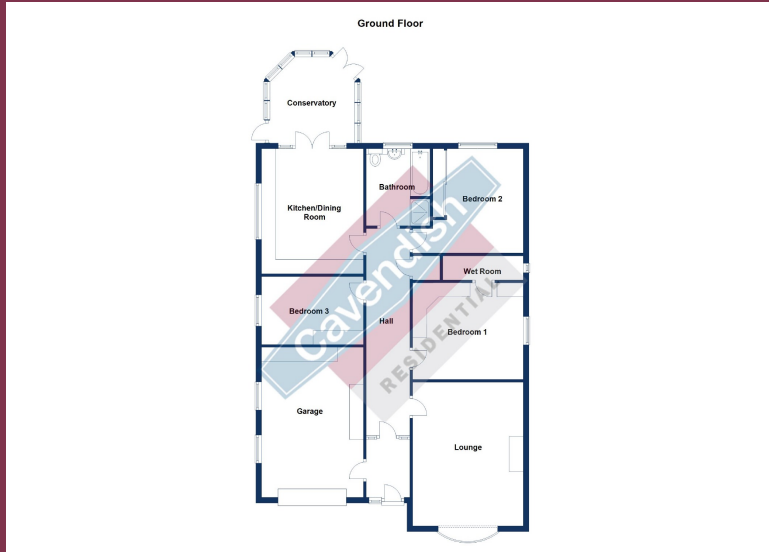
Price £275,000

9 Ffordd Pen Y Maes

Trefnant,  
Denbigh, Denbighshire LL16 4YL

A well presented and spacious 3 bedroom detached bungalow with integral garage, situated on a good sized plot in a popular residential cul-de-sac on the edge of Trefnant. The property has been improved in recent years to include a modern uPVC conservatory extension, oak internal doors with chrome furniture and uPVC double glazed windows throughout. In brief, the accommodation is well planned and adaptable and briefly comprises; entrance vestibule, hallway, spacious lounge, modern fitted kitchen/diner with a range of built in appliances, conservatory, master bedroom with en-suite wet room, two further good sized bedrooms, four piece family bathroom and integral garage. Externally, there is off road parking, front garden and a mature and private South Westerly facing rear garden.

www.cavendishresidential.com



## TREFNANT

The village of Trefnant is situated between the town of Denbigh and the cathedral city of St Asaph. The village benefits from a primary school, church, grocery store, hair salon and Post Office whilst a wider range of amenities to include secondary schools, supermarkets and banks can be found in Denbigh and St Asaph.

## THE ACCOMMODATION

A covered entrance porch with a uPVC wood grain effect door with inset double glazed window and matching side panel opening to:

## ENTRANCE VESTIBULE

**2.11m x 1.52m (6'11 x 5')**

Part tiled flooring, door to integral garage, part glazed oak door with glass block surround opening to:

## SPACIOUS HALL

**1.52m x 7.34m (5' x 24'1)**

A wide hallway providing access to the principal room with oak doors. Coved ceiling, double panel radiator and deep fitted cupboard with shelving.



## LOUNGE

**5.11m x 3.91m (16'9 x 12'10)**

A well lit room with a wide bow window with a pleasing aspect over the front elevation. A feature marble fireplace with inset modern electric fire, coved

ceiling, double panel radiator and two wall light points.



## KITCHEN / DINING ROOM

**3.56m x 4.45m (11'8 x 14'7)**

Fitted with a modern range of base and wall units with solid oak door and drawer fronts, contrasting black granite working surfaces with matching upstands and cream metro style tiled splashbacks. Inset stainless steel sink with chrome mixer tap, four ring gas hob with extractor hood over, built in double oven and integrated microwave oven. Built in dishwasher, space for American style fridge freezer with pull out larder style cupboard to each side. Under cupboard lighting, recessed ceiling lights, coved ceiling, vinyl floor covering, double panel radiator and french doors with matching side panels opening to the conservatory.



## CONSERVATORY

**3.05m x 3.00m (10' x 9'10)**

Built on a brick plinth with uPVC windows, french doors and side door opening to the rear garden. Polycarbonate style roof covering, tiled floor and double panel radiator.



## BEDROOM ONE

**3.91m x 3.43m (12'10 x 11'3)**

Fitted with a range of built in furniture to include oak effect wardrobes, matching chest of drawers and bedside cabinets. Double glazed window to the side elevation, double panel radiator and coved ceiling. Door to:



## EN-SUITE WET ROOM

**0.86m x 2.87m (2'10 x 9'5)**

A modern wet room with attractive beige tiled walls with matching tiled floor. Wall mounted wash basin, low level WC, recessed ceiling lights and double glazed window.

## BEDROOM TWO

**3.71m x 3.20m (12'2 x 10'6)**

Double glazed window with a pleasing aspect to the rear elevation, built in wardrobes with mirror fronted sliding doors, coved ceiling and double panel radiator.



## BEDROOM THREE

**2.41m x 3.61m (7'11 x 11'10)**

Built in wardrobe with oak effect fronts, double glazed window and double panel radiator.

## FAMILY BATHROOM

**2.26m x 2.74m (7'5 x 9')**

Fitted with a four piece modern white suite comprising tiled enclosed shower with glazed screen, panel bath, fitted vanity unit with wash basin and low

level WC with concealed cistern. Part tiled walls, tile effect vinyl floor covering, recessed ceiling lights, chrome ladder style radiator and double glazed window.



## INTEGRAL GARAGE

**3.58m x 5.33m (11'9 x 17'6)**

Electric remote controlled metal roller shutter door, two double glazed windows, fitted units with stainless steel sink. Wall mounted 'Worcester Bosch' gas fired combination boiler.

## OUTSIDE

The property is approached via a block paved driveway providing ample off road parking and leading to the garage.

## FRONT GARDEN

An open plan lawned front garden with various shrubs and bushes.

## REAR GARDEN

A particularly attractive and private South Westerly facing garden with shaped lawned areas together with mature raised shrub borders and block paved pathway which leads to a raised patio area.



## AGENT'S NOTE

Denbighshire County Council - Tax Band E

## DIRECTIONS

From the Agents Denbigh office proceed down Vale Street and bear left at the traffic lights onto Rhyl Rd. Proceed to the main roundabout on the outskirts of the town, take the second exit onto the A525 St Asaph/Rhyl Rd. After approximately 3 miles and on reaching the traffic lights in Trefnant, bear right and then take the second left-handed turning. Take the first left-handed turning into the Ffordd Pen y Maes Estate and follow the whereupon the property will be found on the left hand side.

## VIEWING

By appointment through the Agent's Denbigh Office 01745 816650.

FLOOR PLANS - included for identification purposes only, not to scale.

SAW