



JONES PECKOVER

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12, Ffordd Cae Canol, Trefnant, LL16 4YJ

- Substantial Detached 4 Bedroom Family Home
- Corner Plot with generous & private gardens
- Village Location abutting Woodland
- Detached Garage and Off Road Parking
- Gas Central Heating, Double Glazing
- 3 Reception Rooms, 2 Bathrooms
- No Forward Chain
- Viewing Recommended

Situated in the semi rural village of Trefnant, the property presents the opportunity to acquire a substantial detached 4 Bedroom house set in very generous gardens, perfect for family living. The property offers well appointed accommodation with 3 reception rooms, 4 bedrooms and two bathrooms, making it an ideal family home.

Set on a desirable corner plot which abuts woodland and open countryside, the property offers a wonderful outdoor space and provides a peaceful backdrop for nature lovers whilst still being close to local amenities. The detached garage and ample off-road parking further enhance the convenience of this property.

In brief, the accommodation provides Entrance Hallway, Living Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room and wc to the ground floor, whilst the first floor provides 4 double Bedrooms, Family Bathroom and En Suite Shower Room and Family Bathroom and the property is equipped with modern amenities, including gas central heating and UPVC double glazing.

An ideal property for those wishing to purchase a conveniently situated family home in a tranquil location.

No forward chain.

GROUND FLOOR ACCOMMODATION

Comprising of:-

ENTRANCE HALLWAY

With staircase to first floor.

LIVING ROOM

15'2" x 14'7" (4.63m x 4.45m)

A light and spacious room with UPVC double glazed doors giving access to the rear gardens, centrally situated fireplace, coved ceiling, central ceiling light and coordinating wall lights.

DINING ROOM

11'0" x 11'6" (3.36m x 3.51m)

UPVC double glazed window to front elevation.

STUDY

7'4" x 9'3" (2.26m x 2.83m)

UPVC double glazed bay window to front elevation overlooking the front garden.

KITCHEN/BREAKFAST ROOM

19'11" x 12'2" (6.09m x 3.72m)

Fitted with a comprehensive range of base and wall storage

cupboards and drawers, ample working surfaces, inset stainless steel sink unit with mixer taps, 4 ring gas hob with extractor hood over, eye level electric oven and grill, integrated dishwasher, tiled flooring, UPVC double glazed full length windows and French doors giving access to the rear gardens, UPVC window to side elevation, built-in storage cupboard.

UTILITY ROOM

Co-ordinating storage cupboards with working surfaces over, inset stainless steel sink unit, void and plumbing for washing machine, UPVC external door to side elevation.

GROUND FLOOR CLOAKROOM

With low flush wc, pedestal wash hand basin, UPVC double glazed window to side elevation.

FIRST FLOOR ACCOMMODATION

Comprising of:-

LANDING

With built-in linen cupboard.

BEDROOM 1

11'9" x 9'8" (3.60m x 2.97m)

With built-in wardrobes, UPVC double glazed window to front elevation, access to:

EN SUITE SHOWER ROOM

Walk-in shower cubicle, low flush wc with concealed cistern, wash hand basin with vanity storage, UPVC double glazed window.

BEDROOM 2

11'3" x 9'1" (3.45m x 2.78m)

Range of built-in wardrobes, UPVC double glazed window to front elevation.

BEDROOM 3

10'7" x 11'2" (3.24m x 3.41m)

Range of built-in wardrobes, UPVC window to rear.

BEDROOM 4

9'7" x 7'3" (2.93m x 2.22m)

UPVC double glazed window to rear.

BATHROOM

Panelled bath, shower cubicle, pedestal wash hand basin, low flush wc, UPVC window to rear elevation.

DETACHED GARAGE

15'11" x 16'5" (4.86m x 5.01m)

Detached double garage with side pedestrian door.



GARDENS

The gardens to the front comprise of lawns and flower borders planted with mature trees, shrubs and flowering plants and a tarmacadam driveway provides ample off road parking and gives access to the garage. The gardens to the rear and side are exceptionally spacious and private and abut woodland and open countryside. They comprise of paved patio areas, lawns and well-stocked flower borders together with mature specimen trees and provide a haven for wildlife.

SERVICES

All mains services are connected.

COUNCIL TAX BAND F

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:-
1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All

descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them.
3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



