



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



I4 Nant Y Patrick, Denbigh, LL17 0BN

- Detached Bungalow
- Large garden
- Quiet residential area
- Sought after location
- Driveway and garage
- Two bedrooms
- Gas central heating
- Viewing Recommended

Welcome to this charming detached bungalow located in the sought-after area of Trefnant, St Asaph. This lovely property boasts two bedrooms, ideal for a small family or those looking for a cozy space. The well-maintained interior offers a spacious living area.

Situated on a good-sized plot, this bungalow provides ample outdoor space for gardening enthusiasts or for enjoying the peace and tranquility of this quiet residential neighbourhood. The property's location in a sought-after area ensures a safe and friendly community for you to call home.

Don't miss the opportunity to own this delightful two bedroom bungalow in Trefnant, St Asaph. With its desirable features and prime location, this property is sure to capture the hearts of those seeking a comfortable and peaceful living environment.

ACCOMMODATION

ENTRANCE PORCH

Leading to Hallway with fitted carpet and through into...

LOUNGE/DINING ROOM

22'1" x 11'10" max (6.72 x 3.60 max)

Large spacious lounge diner with fitted carpet, Electric fire, two large double glassed windows offering plenty of light. small serving hatch from the dining area to the kitchen.

KITCHEN

10'6" x 7'10" max (3.20 x 2.40 max)

Fitted with modern neutral wooden wall and base units, modern subway style tiled backsplash, with inset single drainer stainless steel sink and integrated fitted electric oven and hob with extractor. Modern flooring and built in cupboard housing the gas boiler. Window looking out to the rear garden and a door out to the patio and beautiful garden.

BATHROOM

5'3" x 6'7" max (1.60 x 2.00 max)

With grey tiled floor and white three piece suite consisting of bath with built-in electric shower, Low flush w.c. and pedestal sink. Radiator and frosted window.

BEDROOM 1

11'5" x 10'11" max (3.48 x 3.34 max)

Fitted carpet, radiator and window fitted with blinds. A light bright bedroom to the rear of the property with views of the garden.

BEDROOM 2

9'10" x 9'10" max (3.00 x 3.00 max)

This bedroom to the front of the property with Fitted carpet, radiator and window looking over the front garden.

OUTSIDE

The rear garden is very generous laid mostly to lawn with mature trees, shrubs and plants making it very private. Also a large paved patio rear. Linked garage to the side of the property with parking for 1 car on the driveway. Lawn area and concrete driveway to front.

SERVICES

Mains gas, electricity, sewerage and water.

COUNCIL TAX

Denbighshire County Council, Band D.

MISREPRESENTATION ACT

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 of warranty whatever in relation to this property.

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.

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.



