



Ffordd Cae Canol, Trefnant LL16 4YJ

£400,000

Monopoly Buy Sell Rent are delighted to offer for sale this stunning 5 bedroom detached family home. The property is excellently presented and appointed throughout and briefly comprises of a reception hall with cloaks cupboard, a spacious lounge with bay window, a luxury fitted kitchen/dining room, a conservatory and a utility room with internal access to the garage. Also located on the ground floor is bedroom five, a study and a shower room, which can provide an ideal self-contained annex if so required. On the first floor of the property, you will find four bedrooms all with fitted wardrobes and 2 bedrooms enjoying en-suite facilities and a luxury family bathroom. Outside there is a double width block paved driveway and an integral garage to the front. The rear garden is wall enclosed and private with large patio area and a gentle step down to a laid to lawn area. The property benefits from underfloor heating throughout and sprinkler systems have been installed. Early internal inspection of this fine family home is highly recommended.

- 5 Bedroom Detached Home
- Double Glazed Conservatory
- Fitted Wardrobes in all Bedrooms
- Gardens and Integral Garage
- Lounge, Fitted Kitchen/Dining Room
- 2 Bedrooms with Ensuite Facilities
- Under Floor Heating, Sprinkler System
- Council Tax Band E



Reception Hall

3.56m x 2.74m (11'8" x 8'11")

The reception hall has a light and airy feel and has a karndean floor covering, a built in cloaks cupboard and doors which lead to the ground floor rooms.

Lounge

5.21m inc bay x 3.58m (17'1" inc bay x 11'8")

uPVC double glazed bay window overlooking the front with a karndean floor covering and inset spotlights to the ceiling and twin glazed doors leading through to the kitchen/dining room.

Kitchen/Dining Room

7.04m x 3.40m (23'1" x 11'1")

uPVC double glazed window overlooking the rear gardens and french doors give access to the conservatory. There is a range of matching wall and base units with drawers with a white matt finish and contrasting stone effect work surfaces, inset 1½ bowl sink unit with macerator drainer and mixer tap, inset stainless steel five ring Lamona gas hob with glass splashback with a stainless steel and glass extractor hood above, integrated oven and microwave, recess for American style fridge freezer with water point, integrated dishwasher, karndean floor covering and inset spotlights to the ceiling.

Conservatory

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

The conservatory is of a brick base construction with the rest being uPVC double glazed with opening windows and doors onto the rear gardens and karndean floor covering.

Bedroom 5

3.05m x 2.84m (10'0" x 9'3")

uPVC double glazed window overlooking the rear

with a fitted storage cabinet with shelving and karndean floor covering.

Study

2.90m x 2.01m (9'6" x 6'7")

uPVC double glazed window front aspect, extractor fan and karndean floor covering.

Shower Room

1.77 x 1.47 (5'9" x 4'9")

Luxury white suite comprising of a corner shower cubicle, vanity unit incorporating wash hand basin and tiled splashback, low level wc with a concealed cistern, extractor fan, inset spotlight to the ceiling and karndean floor covering.

Utility Room

3.32 x 2.34 (10'10" x 7'8")

uPVC double glazed window and door leading out onto the rear gardens, door leading to the garage. Range of matching wall and base units with contrasting work surfaces with an inset single drainer sink unit with mixer taps, space and plumbing for a washing machine and space for tumble dryer, extractor fan and karndean floor covering.

First Floor Landing

A light and airy space with carpeted floor covering, access to loft space, motion censored ceiling lights and doors to the bedrooms and bathroom.

Master Bedroom

4.04m inc bay x 3.86m (13'3" inc bay x 12'7")

uPVC double glazed bay window overlooking the front, carpeted floor covering, full length fitted wardrobes to one wall comprising a combination of shelving and hanging rails and twin panelled doors opening to a concealed shower room.



Ensuite

2.21 x 2.16 (7'3" x 7'1")

uPVC frosted double glazed window front aspect, corner shower cubicle, fitted vanity cabinet to one wall incorporating wash basin and wc, extractor fan, inset spotlights to the ceiling and Karndean floor covering.

Bedroom 2

3.28m x 3.02m plus recess (10'9" x 9'10" plus recess)

uPVC double glazed window overlooking the rear, full length fitted wardrobes comprising three double door units with hanging rails and shelving and a door to the ensuite.

Ensuite

1.98 x 1.80 (6'5" x 5'10")

Walk in shower cubicle with screen and electric shower, fitted vanity cabinet to one wall incorporating wash basin and wc, back lit wall mirror, extractor fan and Karndean floor covering.

Bedroom 3

3.25 x 3.02 (10'7" x 9'10")

uPVC double glazed window overlooking the rear, full length fitted wardrobes comprising three double door units with hanging rails and shelving and carpeted floor covering.

Bedroom 4

3.28 x 2.79 (10'9" x 9'1")

Two uPVC double glazed windows overlooking the rear, full length fitted wardrobes comprising three double door units with hanging rails and shelving and carpeted floor covering.

Family Bathroom

2.90 x 1.96 (9'6" x 6'5")

uPVC frosted double glazed window front aspect, Luxury matching suite in white comprising of panel enclosed bath, separate walk-in shower cubicle, vanity unit incorporating wash hand basin with mixer taps, low level wc, back lit wall mounted mirror, inset spotlights to the ceiling, extractor fan and Karndean floor covering.

Outside

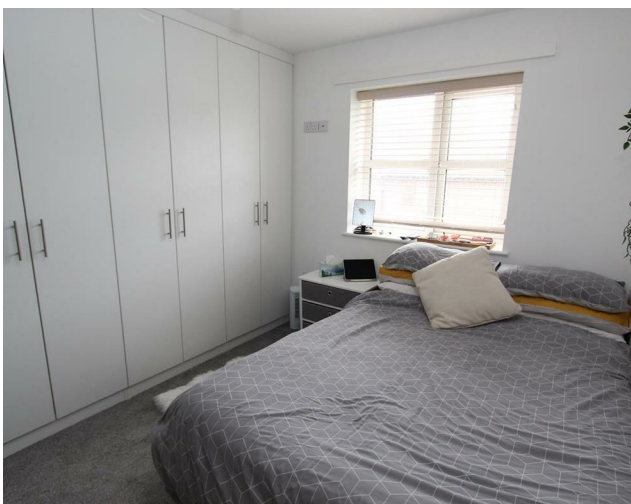
To the front of the property, there is a double width block paved driveway providing ample space for parking a several cars. There is also an integral garage with electric roller shutter door. Ideal gas fired combination boiler is also housed in the garage which provides domestic hot water with a large pressurised cylinder and under floor heating to both the ground and first floor accommodation.

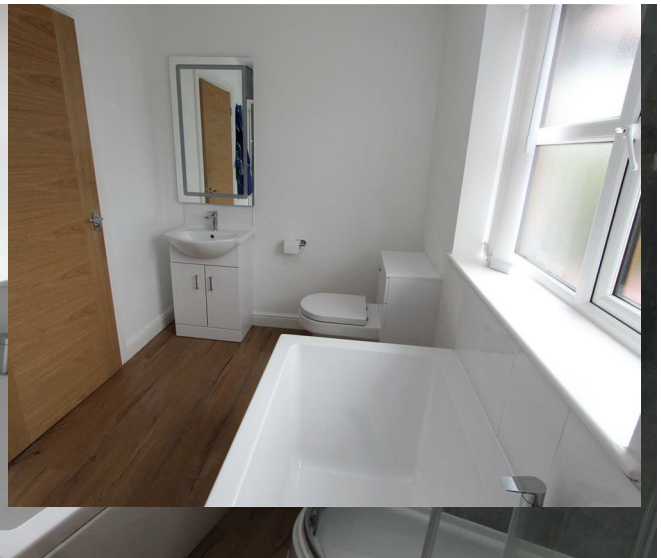
To the rear is an wall enclosed quite private garden with wide flagged patio and shaped lawn area.

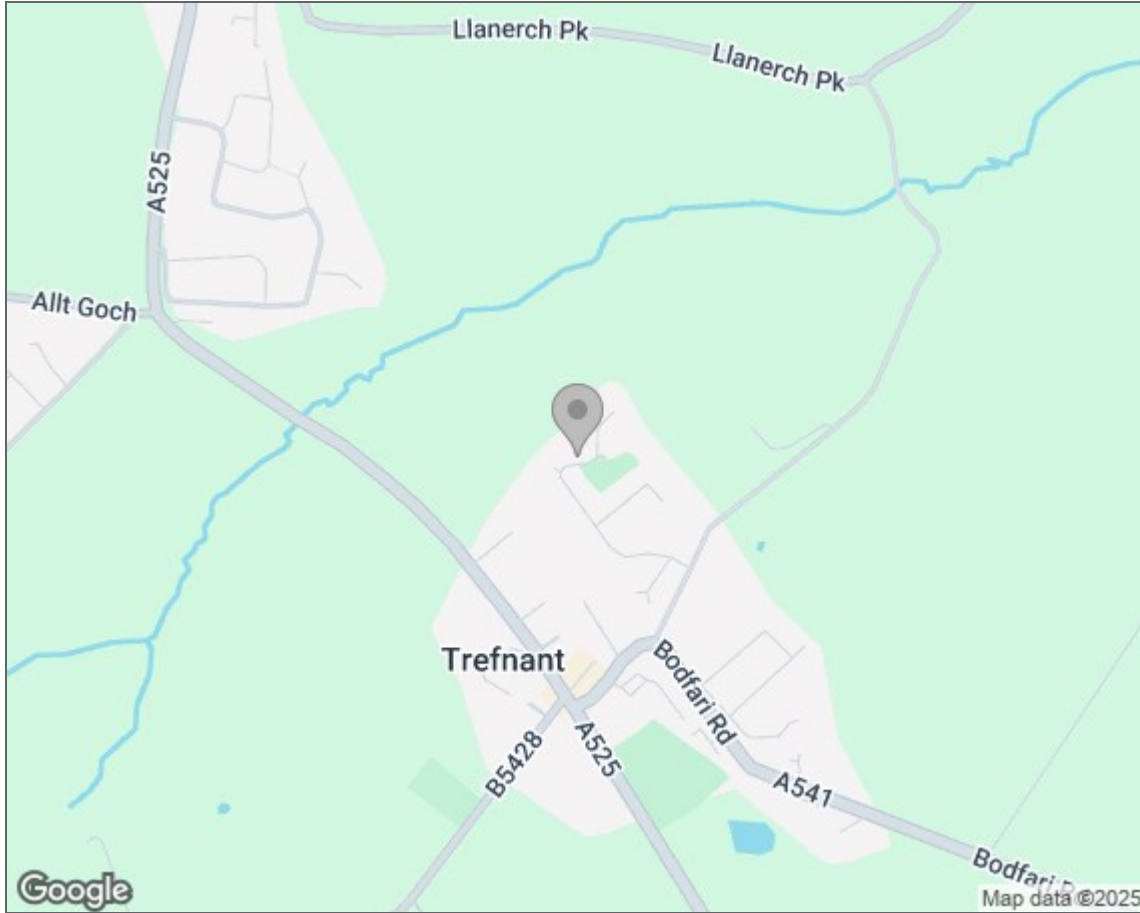












| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 81 | 88 |
| 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 | | | |

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.

