



## Henllan Road, Trefnant, St. Asaph LL17 0BT

### £320,000

Monopoly Buy Sell Rent are pleased to offer for sale this well-maintained three-bedroom detached bungalow, occupying a desirable position on Henllan Road in Trefnant. Enjoying attractive views towards the Clwydian Range, the property offers spacious and versatile single-storey accommodation, a private rear garden, integral garage, and a tarmacked driveway. Internally, the bungalow benefits from a welcoming entrance vestibule, a generous L-shaped hallway with useful storage, a bright and spacious lounge, fitted kitchen, separate dining room with patio doors to the garden, three well-proportioned bedrooms, a bathroom and separate WC. Externally, the property is complemented by gardens to the front and rear, making it an appealing home in a sought-after village location.

- Detached 3 Bedroom Bungalow
- Lengthy Fitted Kitchen Diner
- Integral Garage with Electric Door
- Front & Rear Gardens
- Council Tax Band E
- Lounge & Separate Dining Room
- Bathroom & Separate WC
- Tarmacked Driveway
- Sought-After Trefnant Location
- Freehold Property



## Entry

The property is entered through a double-glazed front door into a practical vestibule with tiled flooring, a hand rail and a step up to the inner hall. A panelled door opens into the main accommodation.

## Hallway

A wide and welcoming L-shaped hallway, finished with carpeting and benefiting from handrails, a radiator and a coved ceiling. Doors lead off to all principal rooms, while a double built-in storage cupboard and loft access with pull-down ladder provide useful practicality.

## Living Room

A bright and generously proportioned reception room enjoying a sunny front-facing aspect through a large double glazed window with radiator beneath. The focal point of the room is a central fireplace with decorative mantel, marble surround and hearth, housing a gas fire, while the coved ceiling adds a traditional finish.

## Dining Room

The dining room is a pleasant and versatile reception space with a lovely sunny outlook over the rear garden. Carpeted and finished with a coved ceiling, it features double glazed sliding patio doors opening directly onto the garden, creating an ideal setting for both everyday dining and entertaining.

## Kitchen

The kitchen is fitted with a range of wooden-fronted units complemented by tiled splashbacks and a composite brown sink. It includes a four-ring gas hob, eye-level electric oven and grill, spaces for white goods and useful storage cupboards, one of which houses the hot water tank. A large rear-facing window overlooks the garden, space for a dining table and a white uPVC door provides external access. Further features include tiled-effect vinyl flooring and strip lighting.

## Master Bedroom

The principal bedroom is a generous double room positioned to the front of the property, with a large double glazed window enjoying a pleasant outlook and a radiator beneath. Carpeted and finished with a coved ceiling, the room also offers ample space for storage furniture.

## Bedroom 2

Another good-sized double room with a large window overlooking the rear and a radiator beneath. The room is finished with a coved ceiling and offers plenty of space for wardrobes and bedroom furniture.

## Bedroom 3

Currently used as an office, a comfortable and versatile room with a double glazed window overlooking the rear garden. Carpeted and finished with a coved ceiling, it would serve equally well as a single bedroom, study or hobby room.



## Bathroom

Fitted with a three-piece suite comprising a bath with electric shower over and curtain, pedestal wash hand basin and WC. Additional features include tiled splashbacks, vinyl flooring, a radiator and a privacy window to the side.

## Separate WC

Useful WC fitted with a low-level toilet and wall-mounted wash hand basin with tiled splashbacks. Finished with vinyl flooring, extractor fan and a privacy window to the side.

## Integral Garage

The integral garage is fitted with an electric roller door and has a concrete floor, storage shelving, consumer unit and the gas boiler. A pedestrian door provides convenient access.

## Front Garden

The property benefits from a tarmacked driveway leading to the garage, a lawned garden and mature planted borders set behind a dwarf wall. Gated access is available to both sides of the property, and the front enjoys attractive views towards the Clwydian Range.

## Rear Garden

A good size rear garden, mainly laid to lawn with a paved patio seating area, mature borders and a timber shed. A concrete pathway runs around the house with timber gates providing side access, while panelled fencing to the sides and hedging to the rear create a pleasant sense of enclosure. There is also a water butt, space for bins and access to the integral garage.



# MONOPOLY

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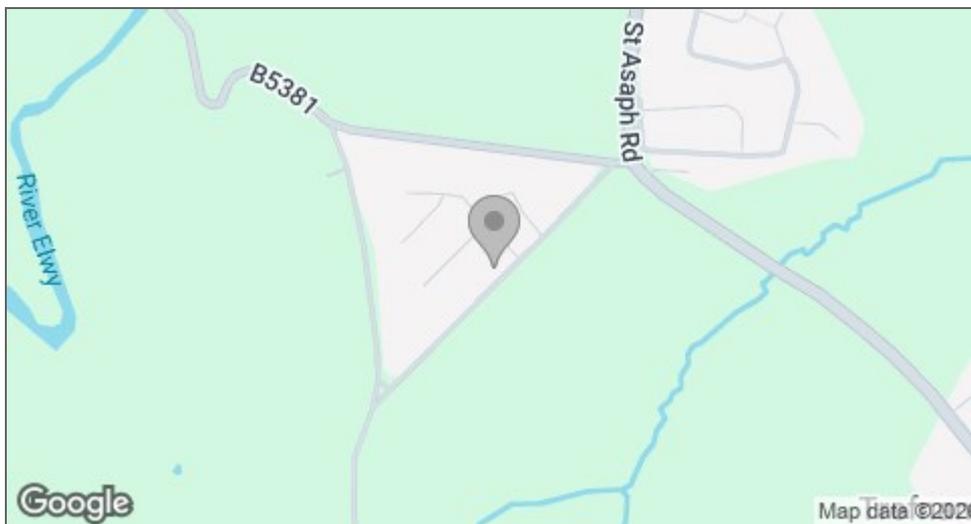
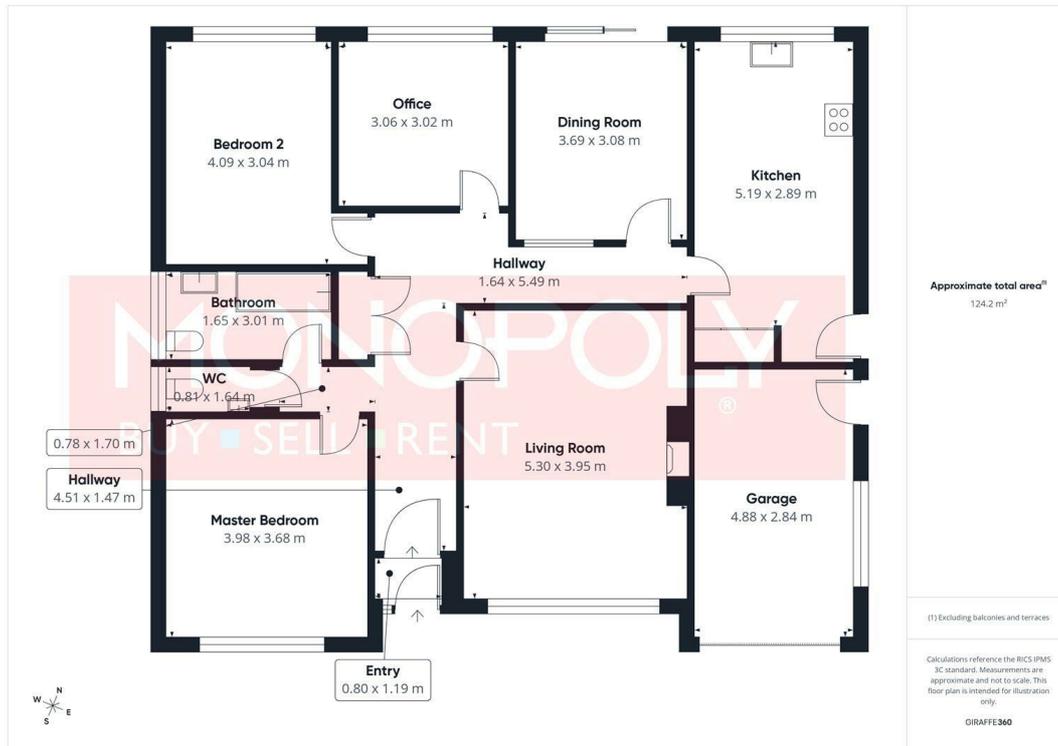
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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   | 59      | 66        |
| (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   |         |           |
| (55-68) 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.

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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.

