





3 Trewen, Denbigh - LL16 3HF

£245,000 Freehold

A **traditional three-bedroom semi-detached property**, offering spacious and practical accommodation together with excellent off-road parking, a detached garage and a south-facing rear garden.

The accommodation briefly comprises an entrance vestibule, hallway, lounge with bay window, spacious kitchen diner with direct access to the rear garden and a useful ground-floor WC. To the first floor are three bedrooms and a modern shower room. Externally, the property benefits from a generous driveway providing off-road parking for approximately four to five vehicles and continuing along the side of the property to the detached garage. To the rear is an enclosed, south-facing garden with lawn and paved patio areas, providing an attractive and private space for outdoor seating and entertaining.

Viewing is strictly by appointment only!

Entrance Vestibule
1' 11" x 7' 7" (0.58m x 2.30m)
Entered via a UPVC front door into a useful entrance vestibule providing a convenient cloaks and storage area. A glazed UPVC door opens into the main hallway.

Hallway
11' 9" x 7' 6" (3.58m x 2.28m)
Finished with wood-effect flooring, the hallway provides access to the lounge and kitchen diner. A staircase rises to the first floor with a useful storage cupboard beneath, while a radiator completes the space.

Living Room
13' 2" x 10' 0" (4.01m x 3.04m)
A comfortable reception room featuring wood-effect flooring and an attractive wall-mounted electric feature fire positioned on the chimney breast. A bay window overlooks the front of the property and allows plenty of natural light into the room. Further features include a traditional picture rail.

Kitchen Diner
17' 9" x 13' 7" (5.42m x 4.14m)
A spacious and versatile kitchen and dining area with tiled-effect flooring and ample room for both a dining table and separate home-working or study area. The kitchen is fitted with a range of oak-effect wall and base units complemented by tiled splashbacks and a stainless-steel sink. Integrated appliances include a fridge freezer, electric oven and electric hob with stainless-steel extractor hood above, together with space and plumbing for a washing machine. A window overlooks the rear garden, while sliding patio doors open directly onto the patio and garden beyond. A picture rail adds further character, and a door provides access to the ground-floor WC.

Downstairs WC
4' 0" x 2' 9" (1.21m x 0.83m)
A useful ground-floor cloakroom conveniently positioned off the kitchen diner.

Landing
9' 1" x 3' 11" (2.78m x 1.19m)
A bright first-floor landing finished with wood-effect flooring. The turned staircase features decorative spindles, while a window to the side provides excellent natural light. Doors lead to all three bedrooms and the bathroom.

Master Bedroom
12' 10" x 9' 11" (3.91m x 3.02m)
A well-proportioned double bedroom with carpeted flooring and a window overlooking the rear garden. There is ample space for freestanding wardrobes and storage furniture, together with a radiator and coved ceiling.

Bedroom 2
12' 8" x 8' 3" (3.86m x 2.52m)
A generous double bedroom positioned to the front of the property. The room is carpeted and benefits from fitted wardrobes, a radiator and a window overlooking the front.

Bedroom 3
8' 1" x 7' 8" (2.46m x 2.34m)
A single bedroom with wood-effect flooring and a window overlooking the front of the property. There is space for additional storage furniture together with a radiator.

Bathroom
8' 0" x 7' 6" (2.44m x 2.28m)
A modern shower room finished with wood-effect vinyl flooring and fitted with a contemporary vanity unit incorporating a concealed WC and wash hand basin. A generous shower enclosure is fitted with a thermostatic shower and glass screen, while additional features include a chrome heated towel rail and an airing cupboard housing the boiler. Two windows to the side provide natural light and ventilation, and a hatch gives access to the attic.


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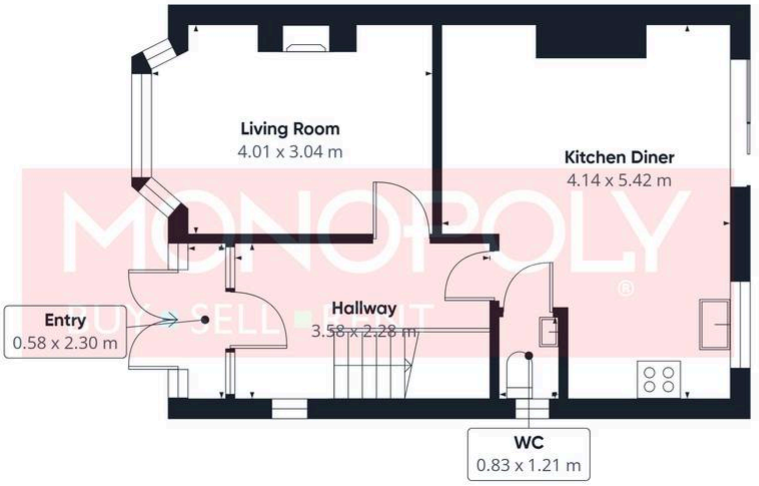

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

89.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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