



THE OLD SCHOOL HOUSE, Ffordd Teilia,
Gwaenysgor, Flintshire LL18 6EW

PETER LARGE
The Plum Collection



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FFORDD TEILIA
GWAENYSGOR
FLINTSHIRE
LL18 6EW

A fine example of a beautifully restored period property, nestled in the heart of this popular village location.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
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Residential

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DESCRIPTION A fine example of a beautifully restored period property which nestles in the heart of this popular village only two miles from the coast at Prestatyn. Prestatyn boasts a large shopping park, a thriving High Street and excellent senior and junior schooling. The property, the former School House to the village dates back to 1874 and still boasts its original bell. It has been expertly renovated to high exacting standards, and no expense appears to have been spared in its refurbishment. This has been sympathetically implemented retaining character features such as sand stone mullioned windows and exposed roof timbers, all seamlessly styled into a unique home fit for the 21st century. It enjoys far reaching rural views with a secluded stone walled rear garden looking over rolling fields towards and area of natural outstanding beauty. The A55 expressway is easily accessed about 3 miles and makes for easy commuting to Chester and the motorway network beyond.

WIDE SOLID MAHOGANY ENTRANCE DOOR

ENTRANCE VESTIBULE - 2.23m x 1.97m (7'3" x 6'5") Having a ceramic tiled floor and radiator.

PRINCIPLE LOUNGE - 4.86m x 9.21m (15'11" x 30'2") Providing an open living environment connecting directly to the kitchen, having oak flooring throughout, radiators, power points, inset spotlighting and includes an integrated 75" TV. A small flight of three stairs with glazed balustrade leads to

INNER OPEN HALLWAY - 2.47m x 2.75m (8'1" x 9'0")

SECOND SITTING ROOM - 5.87m x 4.36m (19'3" x 14'3") With solid stone floors with under floor heating, radiator, inset spotlighting, large picture window providing unsurpassed panoramic views looking over the rear garden over rolling fields towards the picturesque Clwydian Hills in the distance.

KITCHEN - 7.13m x 3.03m (23'4" x 9'11") Having a full range of bespoke fitted units with a twin basin 'Belfast' sink, Quooker tap, matching base cupboards, 'Everhot' electric cooking range, central island unit with integrated fridge, large pantry cupboard, open shelving, integrated dishwasher, oak flooring throughout with under electric floor heating, Velux ceiling lights, inset spotlighting and large picture window providing panoramic views over rolling fields.

REAR VESTIBULE/CLOAKS AREA - 1.14m x 1.23m (3'8" x 4'0") With ceramic flooring and access to the rear garden.

GROUND FLOOR SHOWER ROOM - 2.71m x 2.26m (8'10" x 7'4") With large walk-in shower, ceramic flooring, fully tiled walls, radiator, wash basin in vanity unit, WC, built-in storage cupboard.

UTILITY ROOM - 2.42m x 2.18m (7'11" x 7'1") With bespoke built-in fitted cupboards, power points, integrated fridge/freezer, plumbing for automatic washing machine, space for tumble dryer and oil fired combination central heating boiler.

STAIRS TO FIRST FLOOR ACCOMMODATION With a three quarter landing, glass balustrade and 'Sisal' carpet.

SPACIOUS LANDING With inset spotlighting, Velux ceiling lights, radiator, continuation of the 'Sisal' carpet and a built-in storage cupboard.

MASTER BEDROOM - 5.86m x 4.35m (19'2" x 14'3") Enjoying far reaching coastal views which extend to Golden Grove, exposed roof timbers, inset spotlighting, radiator, power points and bespoke fully fitted integrated wardrobe.

BATHROOM/SHOWER ROOM - 5.2m x 1.98m (17'0" x 6'5") With 'his and hers' wash basin, WC, slipper bath, tiling throughout, inset spotlighting and ceramic floors with under floor heating and heated towel rail.

BEDROOM TWO - 5.57m x 2.57m (18'3" x 8'5") Having built-in fitted wardrobes, power points, radiator, dual aspect windows and inset spotlighting.

BEDROOM THREE - 3.77m x 2.23m (12'4" x 7'3") With radiator, built-in fitted wardrobes, outstanding views, power points and inset spotlighting.

OUTSIDE A cobbled driveway provides ample off street parking with an easily managed front garden with stone steps leading to the front door and adjoining patio area. The gardens to the rear are secluded and lawned for ease of maintenance, have a large paved patio and enjoy amazing views looking over rolling fields.

SERVICES Mains electric and water are believed connected or available to the property. Central heating is by way of oil, underfloor heating is electric. All services and appliances not tested by the Selling Agent.

DIRECTIONS Proceed from the Prestatyn office directly towards the Hillside, up Plas Uchaf Avenue, bearing left onto Stoneby Drive, next right onto Fforddilas, right onto Bishopswood Rd and soon after bear left onto the Hillside, continue up the steep hill, past the village pond and into the centre of Gwaenysgor. At the crossroads bear left into Ffordd Teilia and the property can be found on the right hand side by way of a For Sale board.

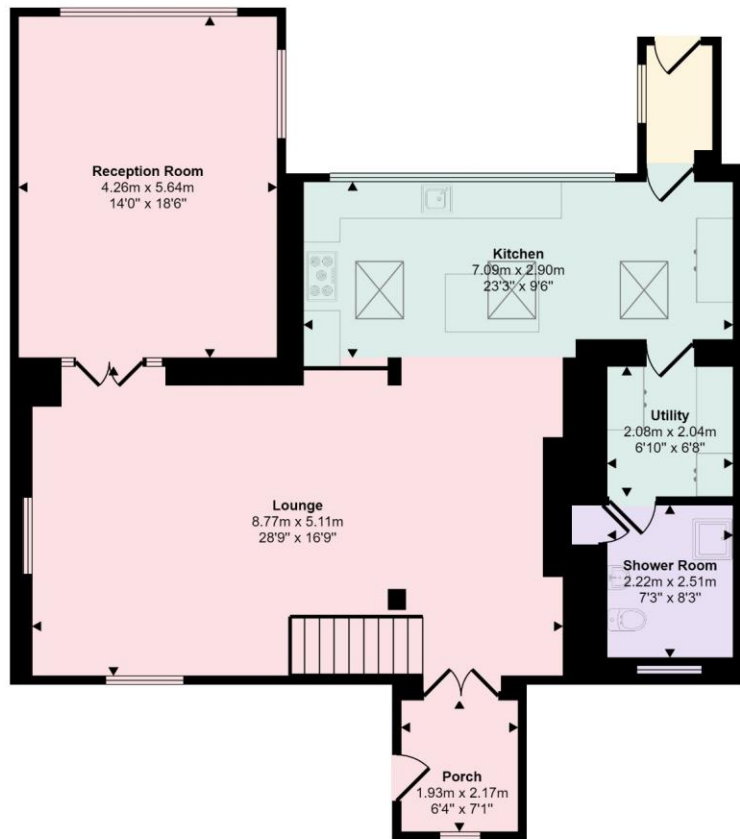
COUNCIL TAX BAND – G

FLINTSHIRE COUNTY COUNCIL

EPC – E

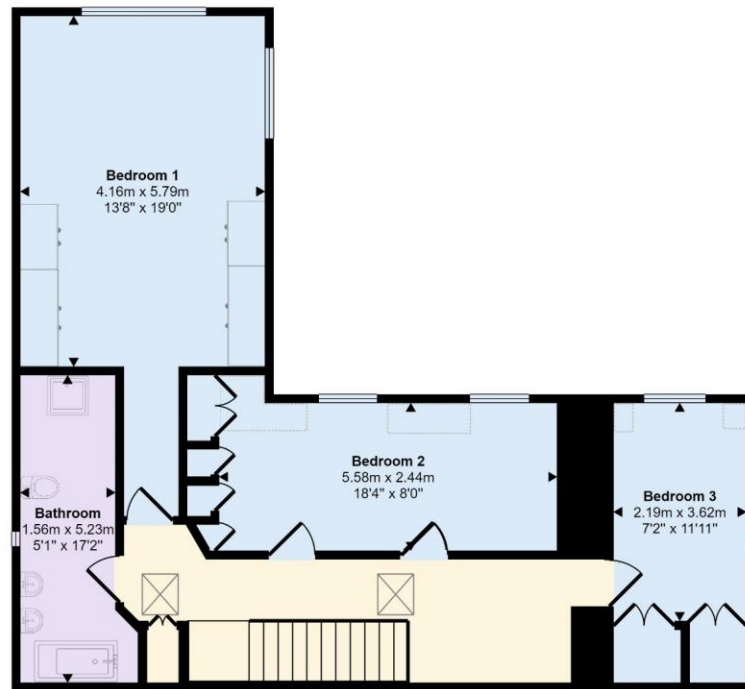
TENURE – Freehold

Approx Gross Internal Area
199 sq m / 2142 sq ft



Ground Floor
Approx 116 sq m / 1250 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 83 sq m / 892 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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