

# williams estates



**2 Ffoulkes Terrace, Afonwen, CH7 5UQ**

**£205,000**

 2  2  2  G

**EPC - TBC**

**Council Tax Band - D    Tenure - Freehold**



# SUMMARY

No Onward Chain!! - This delightful property, originally two cottages, is nestled in the picturesque semi-rural countryside of Afonwen village. It is conveniently situated on the outskirts of Caerwys town which offers a range of amenities to include shops, schools, a public house, vets and is also in close proximity to the A55 expressway. This charming mid-terrace property, built in approx the early 18th century, has been well maintained and presented by its current owner. Comprising of two reception rooms, downstairs bathroom, two kitchens, two bedrooms, third/potential study and further bathroom to the first floor. An ideal first buy/ family home. Viewing is highly recommended. EPC Rating TBC.





## Accommodation

Upvc door leads into:

### Living Room

15'2" x 12'2" (4.62m x 3.71m)

A welcoming living room with feature fireplace and open fire, uPVC double glazed window looking to the front elevation and power points.

### Sitting Room

15'5" x 12'0" (4.70m x 3.66m)

Dual aspect uPVC windows looking to the front elevation, power points, exposed beams, feature stone inglenook fireplace with multi fuel Clock burner.

### Inner Hallway

Under stairs storage and stairs off to further accommodation.

### Bathroom

6'3" x 6'1" (1.91m x 1.85m)

Downstairs bathroom with panelled bath, basin, low flush W.C, partly tiled walls and deep sill window with obscure glass.

### Kitchen

7'4" x 6'4" (2.24m x 1.93m)

Having a range of wall, drawer and base units with work surfaces over, stainless steel sink, void for cooker, partly tiled walls, 'Rinnai' boiler, uPVC window looking to the rear elevation and further uPVC door leading to the garden.

### Bedroom One

15'6" x 12'6" (4.72m x 3.81m)

A spacious bedroom with feature open fireplace, power points and uPVC window looking to the front elevation providing stunning views.

### Bedroom Three/Study

9'3" x 6'7" (2.82m x 2.01m)

Potentially used for a third bedroom/ study with power points and uPVC window to the rear.

### Second Kitchen

9'3" x 6'6" (2.82m x 1.98m)

Offering a range of wall, drawer and base units with work surfaces over, kitchen sink, integrated oven with four ring gas hob and extractor fan above, space for fridge, power points, partly tiled walls, Rinnai boiler to external wall in stair well and uPVC windows looking to the rear.

### Bathroom

9'6" x 6'4" (2.90m x 1.93m)

A second bathroom with panelled bath, low flush W.C, basin, part tiled walls and window to the rear with deep sill.





## Bedroom Two

15'5" x 12'0" (4.70m x 3.66m)

uPVC window looking to the front elevation, open fire and power points.

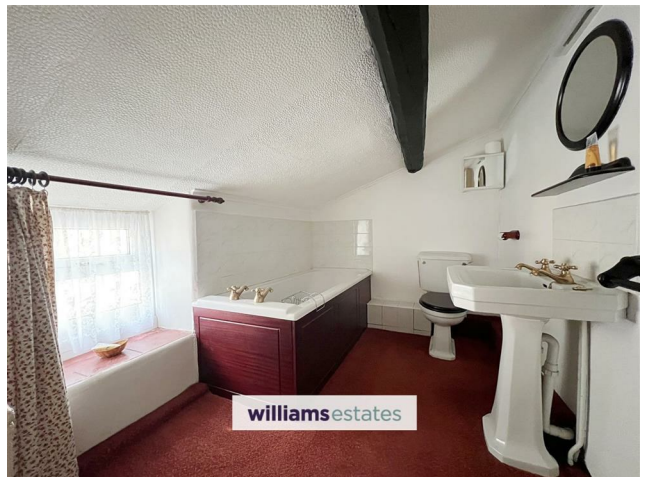
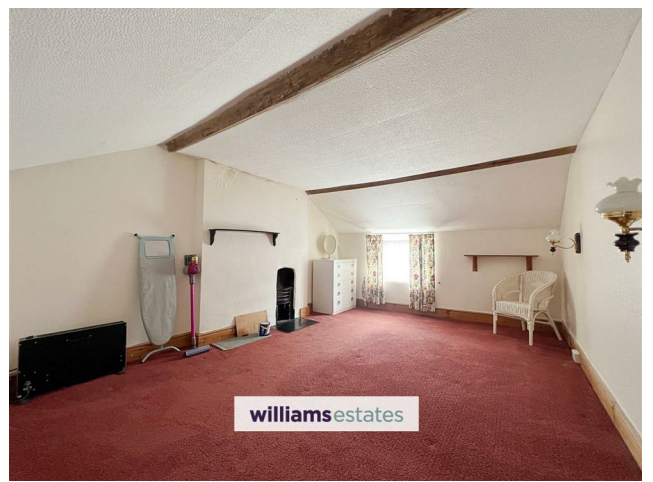
## Outside

The property is approached via a good size driveway providing ample off road parking for two vehicles.

The rear garden is of low maintenance being paved, split into three tiers. With wood storage, timber shed and coal store.

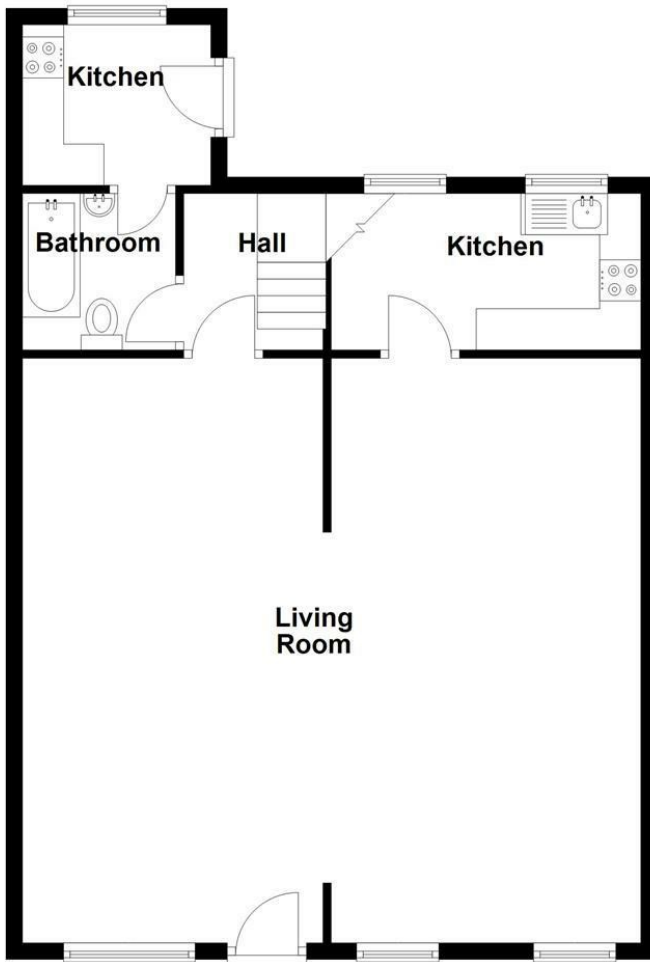




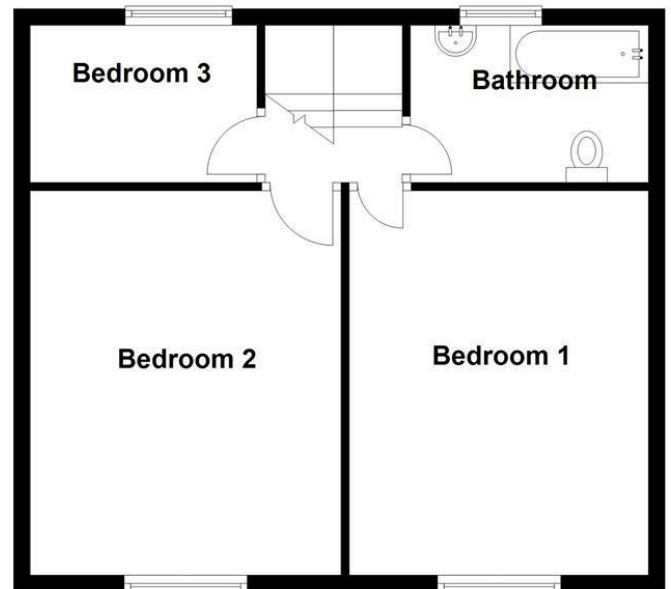




## Ground Floor



## First Floor



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 817417  
[Denbigh@williamsestates.com](mailto:Denbigh@williamsestates.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

**williams**estates