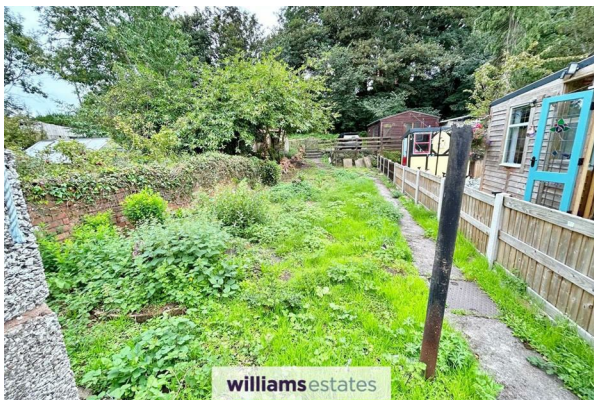


# williams estates



**Isfryn 1 Meirion Terrace Main Road,  
Ffynnongroyw, Ffynnongroyw,**

**£110,000**

 2  1  1  F

**EPC - F37**

**Council Tax Band - B**

**Tenure - Freehold**

# Main Road, Ffynnongroyw

## 2 Bedrooms - House - Terraced

Attention First Time Buyers & Investors! This deceptively spacious terraced house is ideal for those wanting to get on the property ladder. In need of some internal modernising allowing perspective buyers to make this house a home. Located in the quaint village of Ffynnongroyw with local pubs, church and post office, and just a short 10-minute drive from Prestatyn. Added benefits to the property include a large rear garden and double glazing throughout. Viewing internally is advised. EPC Rating: F37.

### Accommodation

via a modern door with decorative double glazing and obscured panelling above.

### Entrance Porch

With cupboard housing the meters and timber door leading into;

### Hallway

Having lighting, storage heater, stairs to first floor landing and doors off;

### Living Room

12'4" x 10'4"

Having lighting, power points, storage heater, fireplace with tiled surround and hearth and double glazed window to the front elevation.

### Dining Room

13'9" x 11'3"

Having lighting, power points, storage heater, electric fireplace with tiled surround and hearth, under stairs storage cupboard and double glazed window to the rear elevation.

### Kitchen

7'11" x 9'2"

Comprising wall, drawer and base units with worktops over, single drainer sink with tap over, void for free-standing oven, void for fridge freezer, void and plumbing for washing machine, storage heater, tiled splash backs, lighting, power points, obscure glazed door leading into the rear and double glazed window overlooking the side elevation.

### Bedroom One

11'3" x 14'1"

Having lighting, power points, built-in wardrobe, double glazed window overlooking the rear and door leading into;

### Bathroom

6'10" x 9'2"

Comprising bath with taps over and wall-mounted electric shower, pedestal hand wash basin with taps over, lighting, low-flush W.C., large airing cupboard, storage heater and double glazed obscured window to the side elevation.

### Bedroom Two

14'2" x 12'5"

Having lighting, power points, storage heater, and a double glazed window to the front elevation.

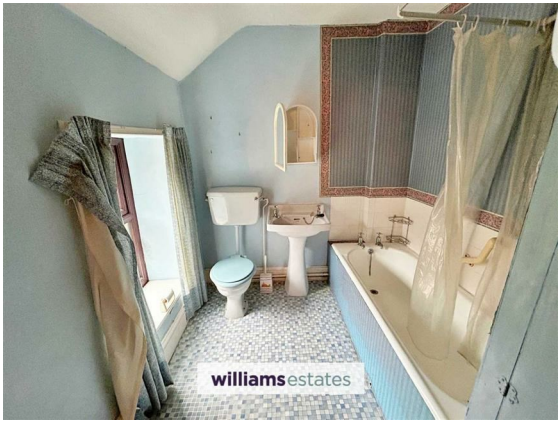
### Outside

The property is approached via a small courtyard which is enclosed by low brick wall, laid with gravel and access via a timber gate. To the rear is a large garden housing two outbuildings. The garden is laid-to-lawn and enjoys a sunny aspect.

### Directions

Proceed from our Prestatyn office along the coast road through Gronant in the direction of Ffynnongroew. Continue through the village of Tan Lan and on reaching the dual carriageway bear right signposted Ffynnongroew. Continue through the village and the property can be seen at the far end of the village on the right hand side.

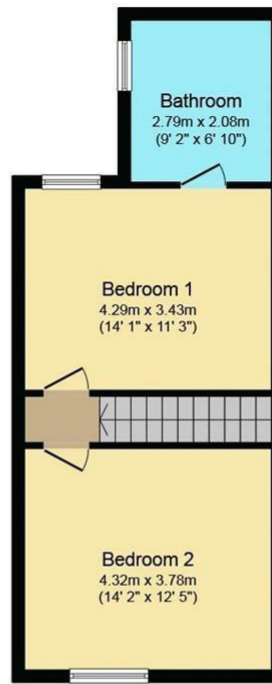






### Ground Floor

Floor area 41.1 sq.m. (442 sq.ft.) approx



### First Floor

Floor area 41.1 sq.m. (442 sq.ft.) approx

Total floor area 82.2 sq.m. (884 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.