



**Wylfa Main Road, Ffynnongroyw,
Flintshire, CH8 9SN**

£159,000

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EPC - D57

Council Tax Band - C

Tenure - Freehold

Main Road, Ffynnongroyw

2 Bedrooms - House - Semi-Detached

Ideal for Investors!! A two bedroom semi detached house which is very well presented throughout offering an entrance porch, entrance hallway, ground floor cloakroom, living room, dining room, kitchen, two bedrooms and a bathroom. Benefiting from off road parking, a private rear garden and gas central heating. Character features include high ceilings, picture rails and ceiling roses. Located in the quiet village of Ffynnongroyw and only approx three mile drive to the neighbouring town of Prestatyn with its abundance of amenities. EPC Rating D 60.



Accommodation

Via a uPVC double glazed door which leading into the entrance porch.

Entrance Porch

4'4" x 3'4" (1.32 x 1.02)

Having lighting, cupboard housing the electrics, power point, tiled flooring and a timber glazed door leading into the entrance hallway.

Entrance Hallway

Being 'L' shaped having lighting, radiator, thermostat controller, under stairs storage cupboard, stairs to the first floor landing, tiled flooring and doors off.

Living Room

12'6" x 11'3" (3.81 x 3.43)

Having lighting, power points, radiator, coved ceiling, picture rail, recently fitted modern fire suite and double glazed bay windows to the front elevation.

Ground Floor Cloakroom

Fitted with wash hand basin, WC, radiator, tiled flooring and double glazed window to the side elevation.

Dining Room

15'3" x 11'0" (4.65 x 3.35)

Having lighting, power points, radiator, recently fitted feature fireplace housing an electric fire and a uPVC double glazed window onto the rear elevation.

Kitchen

11'0" x 9'9" (3.35 x 2.97)

Fitted with a range of wall, drawer and base units with worktops over, stainless steel sink with drainer, four ring gas hob, double built in oven, void for a free standing fridge freezer, void and plumbing for a washing machine, lighting, power points, tiled walls, cupboard housing the wall mounted combination boiler, tiled flooring, radiator, uPVC double glazed window onto the rear elevation and a uPVC double glazed door leading out into the rear garden.



First Floor Landing

Having lighting, radiator, loft access hatch, double glazed window to the side and doors off.

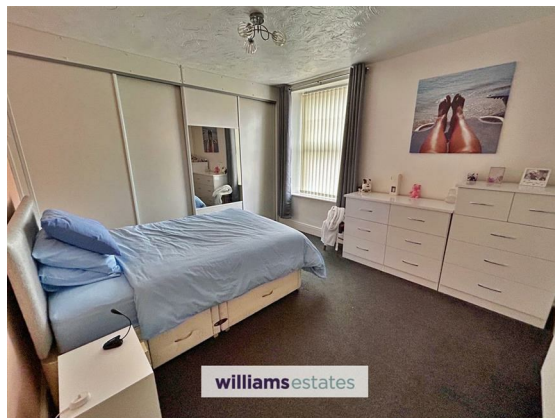
Loft

The loft is boarded out including loft ladder and newly installed insulation.

Bedroom One

14'5" x 11'4" (4.39 x 3.45)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the front elevation.



Bedroom Two

12'0" x 11'2" (3.66 x 3.40)

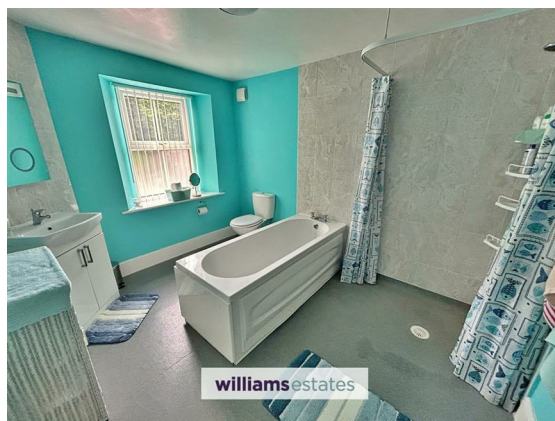
Having lighting, power points, radiator fitted wardrobes and a uPVC double glazed window onto the rear elevation.



Bathroom

11'1" x 8'10" (3.38 x 2.69)

A wet room style bathroom comprising of a low flush W.C, wash hand basin with vanity unit under, panelled bath, walk in shower enclosure, lighting, radiator, extractor fan, partially tiled walls and a uPVC double glazed window onto the rear elevation.



Outside

The property is approached via wrought iron gates leading onto the driveway providing off road parking. The front garden being decorative and low maintenance. A timber gate gives access to the rear garden being decoratively paved for ease and low maintenance, being an ideal area for al-fresco dining. The rear garden enjoys a private aspect, bound by timber fencing and backs onto woodland. Also offering outside security lights and a double RCD outdoor socket.

Directions

From the Prestatyn Office, bear right onto Meliden Road and continue along onto Gronant Road, proceeding to the T-Junction. Turn right onto Prestatyn Road (A548), through the village of Gronant continuing along onto the bypass. At the traffic lights turn right signposted Ffynnongroyw and Penyffordd and take the first right onto Main Road where the property can be seen on the right hand side by way of our For Sale Board.





Ground Floor

Floor area 58.5 sq.m. (630 sq.ft.) approx



First Floor

Floor area 57.7 sq.m. (621 sq.ft.) approx

Total floor area 116.2 sq.m. (1,251 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) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 888900

Prestatyn@williamsestates.com

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