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## 2 Pen Y Bryn Cottages, Trelogan, Flintshire, CH8 9BZ

### £280,000

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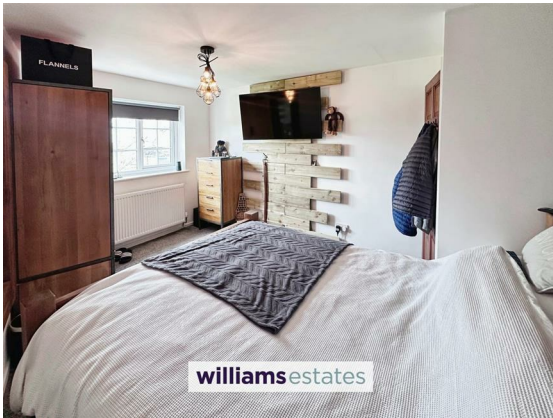
**EPC - E53    Council Tax Band - F    Tenure - Freehold**



# Pen Y Bryn Cottages, Trelogan

## 4 Bedrooms - House - Semi-Detached

Williams Estates are pleased to introduce this spacious four-bedroom semi-detached house, situated in the beautiful village of Trelogan. Perfectly situated for family occupation, the property briefly offers three reception rooms, kitchen, master bedroom with ensuite, downstairs W.C., and a family bathroom. The property benefits from ample off road parking, low maintenance gardens to the front and rear, double glazing throughout, being within walking distance to the village's primary school. Internal viewing is highly recommended to fully appreciate this wonderful, well-presented property. EPC Rating: 53 E.



### Accommodation

Via a double glazed composite door leading into the;

### Entrance Hall

Having lighting, double radiator, consumer unit, uPVC double glazed window overlooking the side elevation and stairs leading to the first floor accommodation.

### Living Room

19'11" x 11'10" (6.07m x 3.61m)

Having lighting, power points, two double radiators, T.V. point, and a uPVC double glazed window to the side elevation.

### Snug

11'7" x 8'9" (3.53m x 2.67m)

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

### Dining Area

13'1" x 10'4" (3.99m x 3.15m)

Having lighting, power points, double radiator and uPVC double glazed window overlooking the front elevation.

### Kitchen

18'8" x 7'0" (5.69m x 2.13m)

Having lighting, power points, wall, drawer and base units with granite worktops over, four ring ceramic induction electric hob with hood over, built-in double oven with warming drawer and microwave, void for freestanding fridge freezer, one and a half bowl stainless sink unit with mixer tap over, partially tiled walls, breakfast bar, and a uPVC double glazed obscure window to the side elevation.

### Rear Porch

Having a tiled floor, storage cupboard housing an 'Ideal' gas combination boiler, and a uPVC double glazed door giving access to the rear.

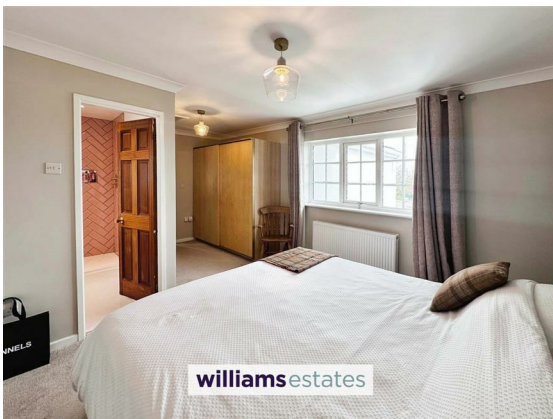
### Downstairs W.C.

5'10" x 4'3" (1.78m x 1.30m)

Having lighting, low flush W.C., hand wash basin, plumbing for washing machine, void for tumble dryer, obscure double glazed uPVC window and a chrome heated towel rail.

### Stairs to First Floor

Stairs from the Entrance Hall lead to the first floor accommodation.



## Landing

Having, lighting, power points, radiator, storage cupboards, loft access point and a double glazed uPVC window to the front elevation.

## Bedroom One

17'8" x 11'1" (5.38m x 3.38m)

Having lighting, power points, double radiator, loft access point and a uPVC double glazed window overlooking the front elevation.

## En-suite

5'9" x 4'11" (1.75m x 1.50m)

Having spot lighting, a three piece suite comprising shower cubicle, low flush W.C. and hand wash basin, tiled walls, obscure double glazed uPVC window, and chrome heated towel rail.

## Bedroom Two

11'10" x 11'10" (3.61m x 3.61m)

Having lighting, power points, double radiator and a double glazed uPVC window overlooking the side elevation.

## Bedroom Three

13'0" x 9'3" (3.96m x 2.82m)

Having lighting, power points, double radiator and a uPVC double glazed window to the side elevation.

## Bedroom Four

11'5" x 7'10" (3.48m x 2.39m)

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

## Bathroom

8'8" x 5'3" (2.64m x 1.60m)

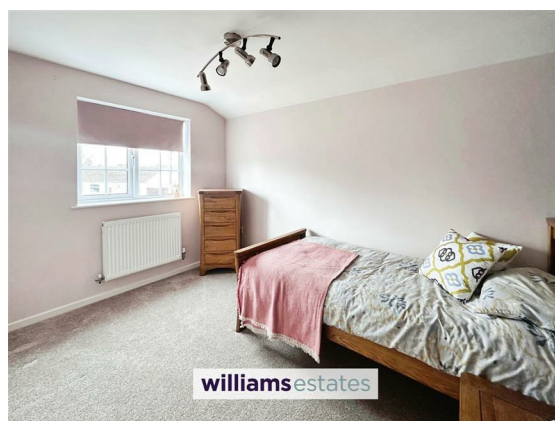
Having lighting, three piece suite comprising panelled bath with shower over and splash screen, low flush W.C. and hand wash basin, tiled walls, two chrome heated towel rails, and an obscure double glazed uPVC window.

## Outside


The property is approached over a brick paved driveway providing ample off road parking for several vehicles. There is also a patio area to the front which is ideal for alfresco dining, providing views of the countryside. To the rear, there is a paved patio for ease of maintenance, ideal for alfresco dining. The rear is bound by a stone wall and timber fencing, with a pathway leading to a garden store.

## Directions

From the Prestatyn office turn right onto Meliden Road, proceed over the top of the High Street along Gronant Road, at the duck pond turn right onto Upper Gronant Road. Continue into the village of Gronant, taking the right fork onto Llanasa Road and continue to the Gwespyr crossroads. Turn right in the direction of Llanasa, taking the first left towards Glan Yr Afon, and at the next crossroads turn right, continue into the village of Trelogan and passing the primary school on the right hand side. The property can be found on the right hand side next to the School.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(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.