



**42 Maes Offa, Trelawnyd, Flintshire,  
LL18 6PE**

**£229,995**

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**EPC - D68**

**Council Tax Band - D**

**Tenure - Freehold**

# Maes Offa, Trelawnyd

## 3 Bedrooms - Bungalow - Detached

Welcome to this charming detached bungalow located in the picturesque Maes Offa, Trelawnyd. This delightful property boasts three cosy bedrooms, offering ample space for a growing family or those who enjoy having guests over.

The property features lovely views, allowing you to wake up to the beauty of the surrounding area each day. Additionally, the off-road parking ensures convenience and peace of mind for you and your visitors.

Whether you are looking for a peaceful retreat or a place to create lasting memories, this detached bungalow in Maes Offa offers the perfect opportunity to embrace a relaxed lifestyle in a beautiful setting. Don't miss out on the chance to make this wonderful property your own.



### Accommodation

via a timber framed door leading into;

### Hallway

Having lighting, power points, radiator, storage cupboard, fuse box, alarm panel, loft access hatch and doors off;

### Kitchen/Diner

9'9 x 11'7 (2.97m x 3.53m)

Comprising a range of wall, drawer and base units with worktops over, sink with half drainer and mixer tap over, integrated oven with four-ring gas hob and extractor hood over, void and plumbing for washing machine, cupboard housing the combi boiler, lighting, power points, radiator, partially tiled walls and uPVC double glazed windows to the side and rear elevations.

### Living Room

11'6 x 15'8 (3.51m x 4.78m)

A good size room having lighting, power points, t.v. aerial point, feature fireplace with electric fire, radiator, power points and a uPVC double glazed bay window to the front elevation welcoming stunning views of the countryside and beyond.

### Bedroom One

11'9 x 13'8 (3.58m x 4.17m)

Having lighting, power points, radiator, fitted wardrobes, double glazed window and doors giving access to the rear and door leading into;

### En-Suite

Comprising low flush W.C., pedestal hand wash basin with taps over, shower enclosure with electric shower, radiator, lighting, extractor fan and a obscured glazed window to the side elevation.

### Bedroom Two

9'8 x 12'5 (2.95m x 3.78m)

Having lighting, power points, radiator, in-built wardrobes and a double glazed window to the rear.



### Bedroom Three

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

Having lighting, power points, radiator, in-built storage and a double glazed window to the side elevation.

### Bathroom

6'4 x 6'10 (1.93m x 2.08m)

Comprising low flush W.C., pedestal hand wash basing with taps over, panelled bath with taps and telephonic shower head, radiator, lighting, extractor fan, tiled floors and a double glazed window to the side elevation.

### Garage

7'8 x 16'9 (2.34m x 5.11m)

Having power points, lighting, access hatches to loft space, accessed via up-and-over door and side timber door.

### Outside

The property is approached via a driveway leading up to the accommodation providing space for off-road parking. The front garden is low maintenance being block paved with decorative gravel. To the rear the garden is tiered with the top end housing a variety of flowers and shrubs, on the first and ground floor levels you'll find well-maintained patio areas ideal for enjoying the warmer months in a tranquil setting.

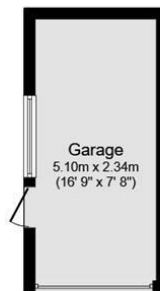
The LPG gas tank is located to the rear of the garage.





### Ground Floor

Floor area 86.3 sq.m. (929 sq.ft.)



### Garage

Floor area 11.8 sq.m. (127 sq.ft.)

TOTAL: 98.1 sq.m. (1,056 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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