

**Dwelling Picton Road, Pen-Y-Ffordd,
CH8 9JQ**

£285,000

EPC - N/A Council Tax Band - TBC Tenure - Freehold

Picton Road, Pen-Y-Ffordd Detached House

A charming location that could be the perfect setting for your next project! This property, nestled on a generous one-acre plot, offers great potential for those with a keen eye for renovation.

With three bedrooms, this Grade II Listed house presents an exciting opportunity to create a bespoke living space tailored to your tastes. While the property is currently in an inhabitable state, this blank canvas allows you to unleash your creativity and transform it into a beautiful home.

Situated in a serene location, this project property is only available for cash buyers looking to invest in a unique opportunity. Embrace the challenge of restoring this house to its former glory and make it a place you can truly call home.



Accommodation

Into entrance porch leading into;

Room One

25'7 x 13'1 (7.80m x 3.99m)

Having windows to front and rear elevations, ingle nook fireplace and opening into;

Room Two

13'1 x 13'1 (3.99m x 3.99m)

Having stairs to first floor, windows to the rear, side and front elevations.

Stairs to first floor

Room Three

13'9 x 13'5 (4.19m x 4.09m)

Having window to the front elevation

Room Four

13'9 x 10'2 (4.19m x 3.10m)

With windows to the front and rear elevation,

Room Five

13'5 x 10'10 (4.09m x 3.30m)

Having windows to the front and rear elevation

Outside

The property is laid with lawn and sits in approx one acre.

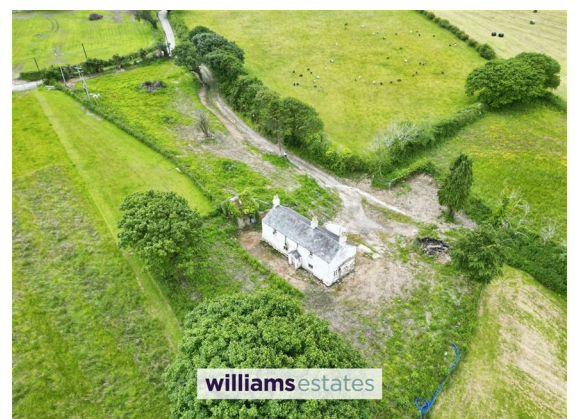


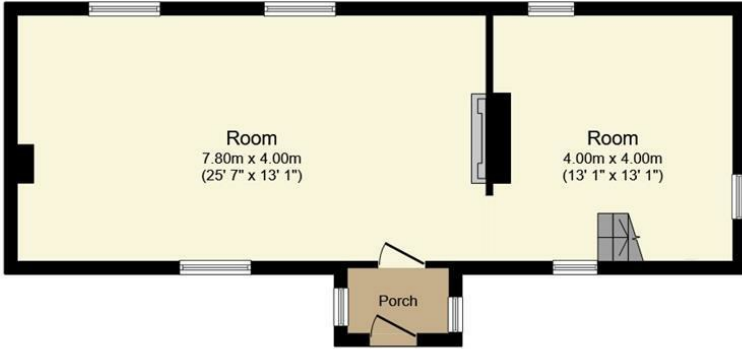
Agent Note

Please note the property is a grade II listed building with no gas, electric, kitchen or bathroom and best suited to a cash buyer. There is water and electric to the site, it is on mains drains and there is gas in the road.

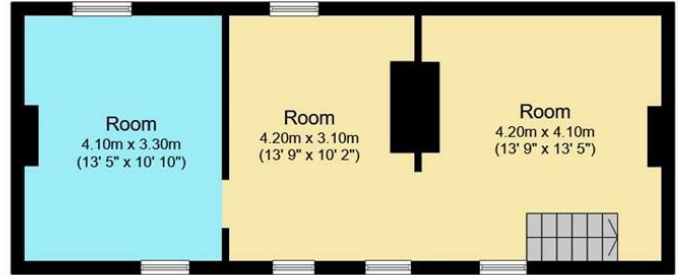
Directions

Please contact the office.





Ground Floor
Floor area 50.8 m² (547 sq.ft.)



First Floor
Floor area 43.5 m² (468 sq.ft.)

TOTAL: 94.3 m² (1,015 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.