



The Oaks Picton Road, Penyffordd, Penyffordd, Flintshire, CH8 9JQ

£535,000

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EPC - C72

Council Tax Band - F Tenure - Freehold

SUMMARY

A rare opportunity to acquire this multi-generational family home! Comprising four bedrooms with adjoining annexe this property oozes space with endless possibilities. The property is spoiled with a stunning outlook with views of both the coastline and as far reaching as Blackpool Tower! Added benefits to the property include a large enclosed paddock, paved seating area and lawned gardens. Being located in the semi-rural village of Pen Y Ffordd with easy access to the A55 expressway allowing an easy commute to Chester and North Wales. To fully appreciate all this property has to offer viewing is highly encouraged. EPC Rating: TBC.



Accommodation

Entrance via a uPVC double glazed door leading into the:

Entrance Porch

Having a uPVC double glazed door with double glazed panels to the side, leading to the;

Reception Hallway

Having lighting, power points, radiator, built-in storage cupboard, and doors off to the;

Bedroom / Study

9'6" x 8'9" (2.90 x 2.67)

Having lighting, power points, built-in double wardrobes, and uPVC double glazed window to the front.

Inner Hallway

Having a lighting, power points, turned staircase off, radiator and an under-stairs storage cupboard with doors off into the;

Kitchen Diner

21'4" x 12'2" (6.50 x 3.71)

Having a quartz worktop with a one and a half bowl inset kitchen sink and mixer tap over, integrated dish washer, void for freestanding fridge freezer, lighting, power points, void for range cooker, breakfast bar, wall units with glazed display units, integrated microwave, tiled floor, and a uPVC double glazed box bay window to the rear enjoying views.

Downstairs W.C.

Having lighting, a low flush W.C., and a uPVC double glazed window to the rear.

Utility Room

6'7" x 4'9" (2.01 x 1.45)

Comprising lighting, power points, void and plumbing for washing machine, space for condensing tumble dryer, wall-mounted Worcester boiler, double glazed uPVC window to the rear and a door leading to the:

Dining Room

11'6" x 9'6" (3.51 x 2.90)

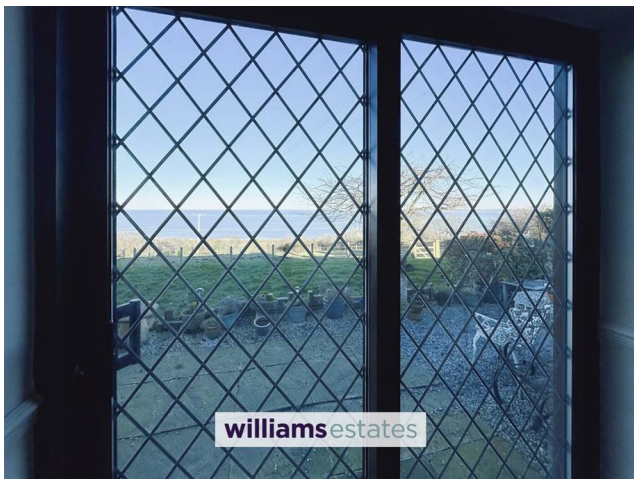
Having lighting, power points, radiator, double glazed sliding patio doors to the rear, and an additional double glazed window to the side elevation.

Snug / Study

11'6" x 10'10" (3.51 x 3.30)

Having lighting, power points, an open fire, radiator, uPVC double glazed window to the side elevation, double glazed sliding doors to the rear elevation enjoying coastal views.





Living Room

17'1" x 12'10" (5.21 x 3.91)

Comprising a multi-fuel fireplace with quarry-tile hearth, radiator, lighting, power points, uPVC double glazed box bay window to the rear, uPVC double glazed window to the front, double glazed uPVC patio doors leading to the;

Conservatory / Garden Room

20'0" x 11'1" (6.10 x 3.38)

Having a lighting, power points, pitched glass roof, tiled floor, power points, underfloor electric heating, large double glazed windows to the side and rear taking full advantage of the coastal views, and double doors opening to the rear.



Bedroom

20'8" x 12'10" (6.30 x 3.91)

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

Ensuite Shower Room

Having corner walk-in shower enclosure, pedestal wash basin, W.C., floor-to-ceiling tiling, tiled floor, lighting and uPVC double glazed window to the front elevation.

Bathroom

7'3" x 5'11" (2.21 x 1.80)

Comprising a corner Steam Bath with foot massager and shower heads, lighting, wash basin and vanity unit, W.C., floor to ceiling tiling, chrome heated towel rail, and a uPVC double glazed sealed window overlooking the front of the property.



First Floor Landing

Having a walk-in storage room off, lighting, power points, and a double glazed Velux window.

Bedroom

13'9" x 10'10" (4.19 x 3.30)

Having lighting, power points, radiator, velux window and double glazed window to the front elevation.

Bedroom

18'1" x 12'2" (5.51 x 3.71)

Having lighting, power points, built-in fitted wardrobes, radiator, double glazed Velux roof window and a balcony which looks over the rear garden and land, while offering views over the Wirral Peninsular.



Bathroom

11'1" x 10'1" (3.38 x 3.07)

Having a large spa bath, W.C., wash basin, corner shower enclosure, lighting, partially tiled walls, chrome heated towel rail, underfloor electric heating and a double glazed roof window.

Annex

Comprising of a central hallway which has a paved floor, uPVC double glazed doors to the front and rear, giving separate access with doors leading to the:

Shower Room (Annex)

7'4" x 5'9" (2.24 x 1.75)

Comprising low flush W.C, walk-in shower enclosure, wash basin with taps over, lighting, floor to ceiling tiling, chrome heated towel rail, extractor fan and a double glazed timber window to the front.

Reception Hall (Annex)

Having lighting, power points, three separate storage cupboards, radiator, and a uPVC double glazed door to the side.

Living Room (Annex)

10'6" x 10'2" (3.20 x 3.10)

Having lighting, power points, fireplace and uPVC double glazed sliding patio doors leading to the rear garden showcasing views towards the Irish sea and Wirral peninsular.

Bedroom (Annex)

10'10" x 10'7" (3.30 x 3.23)

Having lighting, power points, built-in wardrobe and uPVC double glazed window to the front elevation.

Kitchen (Annex)

9'4" x 6'7" (2.84 x 2.01)

Having worktops with wall, drawer and base units, stainless steel single drainage sink, lighting, power points, integrated oven, four ring induction hob with extractor hood above, and uPVC double glazed windows to the side and rear.

Garage

Located at the front of the property there is a double garage providing ample storage space having lighting and power.

Outside

The property is set back from the road via a large concrete driveway providing ample off road parking with raised beds that are laid with lawn.

To the rear the property there is a paved area ideal for enjoying the stunning views as far as Talacre lighthouse and on a clear day Blackpool Tower. In addition to stunning views the property also houses a large paddock area which is enclosed by fencing measuring approximately 0.5 acres.

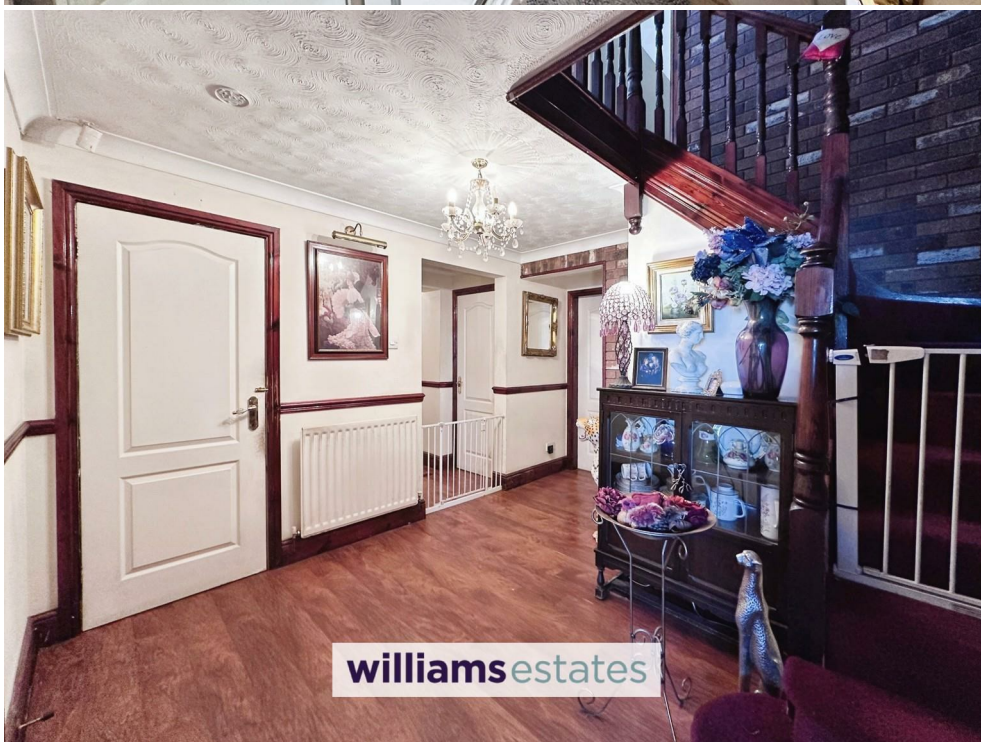




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Ground Floor



First Floor

Total floor area 259.4 m² (2,792 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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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