

williams estates



**Brombeth Llinegr Hill, Ffynnongroyw,
Flintshire, CH8 9SY**

£285,000

3 1 2 E

EPC - E54

Council Tax Band - F Tenure - Freehold

SUMMARY

This property boasts three bedrooms, offering ample space for a growing family or those who enjoy having guests over.

Although the house is in need of refurbishment, this presents an exciting opportunity for you to put your own stamp on the property and create the home of your dreams. With vacant possession and no onward chain, you can move in swiftly and start the renovation process without any delays. With its potential for transformation and its idyllic location, this house could be the perfect place for you to call home.

Situated on a large plot, this house provides plenty of outdoor space for gardening, entertaining, or simply enjoying the fresh air.



Accommodation

via a uPVC decorative double glazed door with panelling adjacent leading into;

Entrance Hallway

Having lighting, consumer unit, power points, stairs to first floor landing and doors off;

Living Room

17'11 x 11'10 (5.46m x 3.61m)

Having lighting, power points, fireplace, radiator and a uPVC box bay window to the front elevation with stunning views of the countryside.

Dining Room

16'01 x 12'00 (4.90m x 3.66m)

Having lighting, power points, fireplace, radiator, storage cupboard and a uPVC box bay window to the front elevation.

Kitchen

20'00 x 9'11 (6.10m x 3.02m)

Comprising drawer and base units with worktops over, single drainer sink with taps over, power points, lighting, radiator, uPVC window to the rear elevation, with door leading into;

Inner Hallway

Having lighting and door leading into store room and uPVC door giving access to the rear.

Stairs To First Floor Landing

Having lighting, power points and doors off;

Bedroom One

14'10 x 10'05 (4.52m x 3.18m)

Having lighting, power points, radiator, uPVC double glazed box bay window overlooking the countryside and door leading into;

Store Room

5'10 x 4'10 (1.78m x 1.47m)

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

Bedroom Two

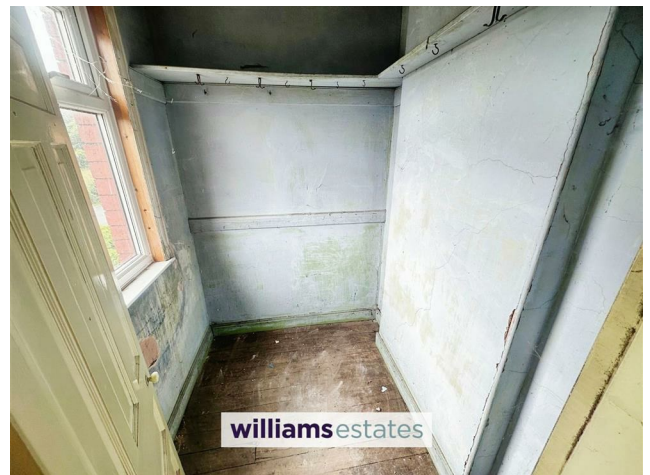
14'11 x 11'09 (4.55m x 3.58m)

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

Bedroom Three

12'00 x 8'01 (3.66m x 2.46m)

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear garden





Bathroom

7'05 x 7'08 (2.26m x 2.34m)

Comprising pedestal hand wash basin with taps over, bath with taps and telephonic shower head over, low-flush W.C., store cupboard, partially tiled walls, lighting and a uPVC obscured double glazed window to the rear.

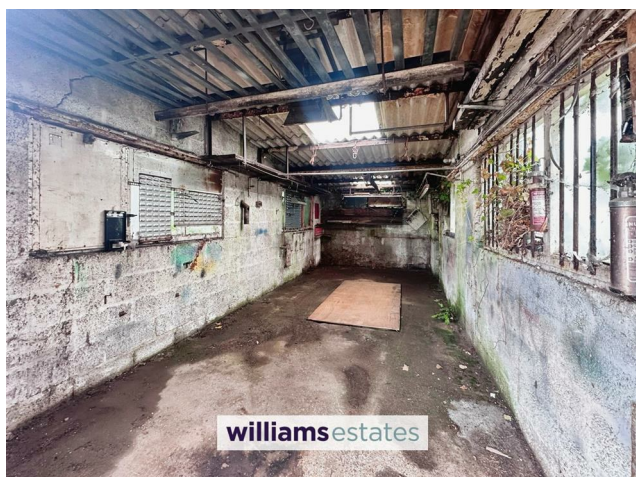
Outside

The property is approached via a driveway leading up to the accommodation. The front garden is laid with lawn with views out towards to coastline and countryside.

To the rear the property enjoys a generous sized garden with endless possibilities, being laid with lawn for ease of low maintenance.

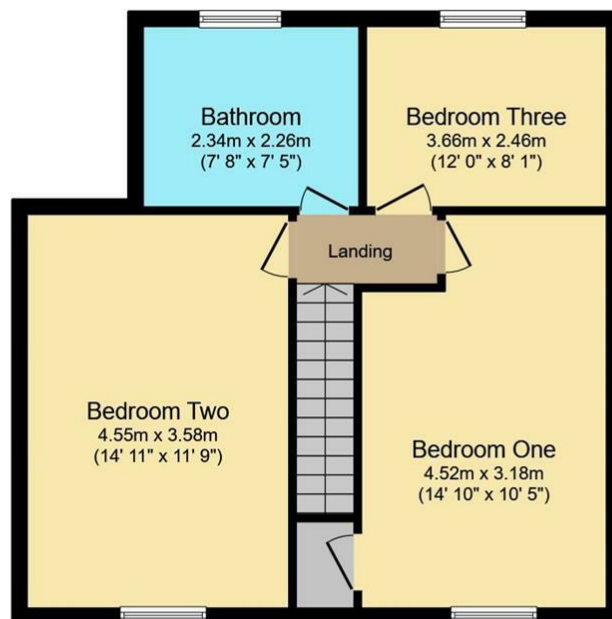
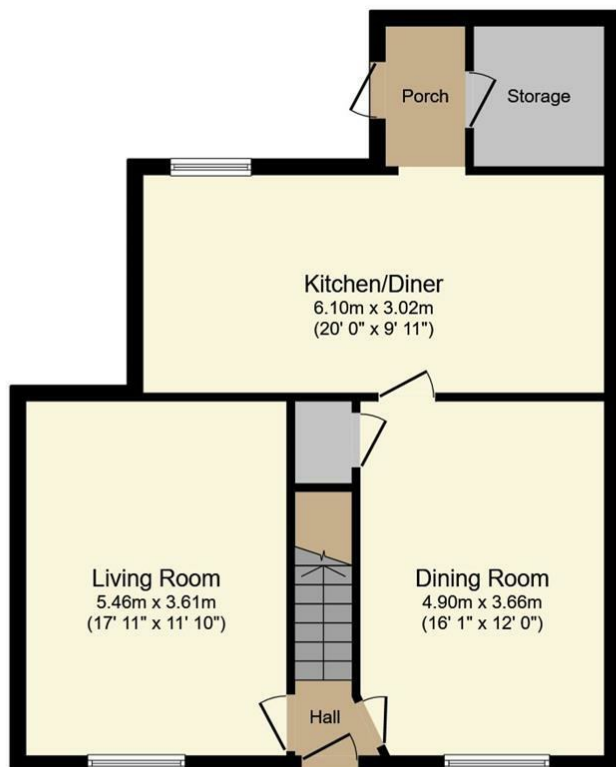
Directions

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 continue up Llinegar Hill where the property can be located on your right-hand side.





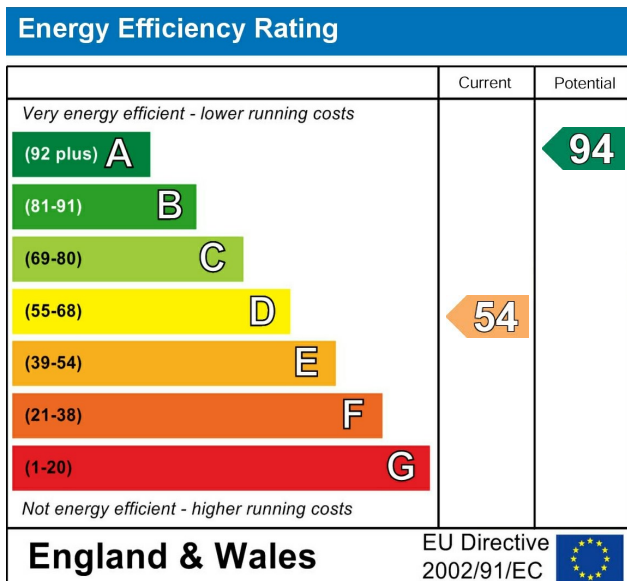




TOTAL: 125.3 m² (1,348 sq.ft.)

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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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.