

**Cartref Fairfield Avenue, Ffynnongroyw,
Flintshire, CH8 9US**

£175,000

 3  2  3  C

EPC - C73 Council Tax Band - C Tenure - Freehold

Fairfield Avenue, Ffynnongroyw

3 Bedrooms - House - Semi-Detached

Available with no onward chain and vacant possession. Being in need of modernisation and cosmetic enhancement throughout, this property is ideal for putting your own stamp on! Benefitting from a two storey extension to the rear, the property comprise of three double bedrooms, living room, dining room, conservatory, kitchen, utility, bathroom, shower room and downstairs W.C. Having gardens to the front and rear, providing plenty of off-road parking and housing an outbuilding to the rear which is ideal for extra storage or to work from home! Don't miss out on this opportunity to acquire such a unique property in the heart of Ffynnongroyw.



Accommodation

Via a uPVC double glazed obscure door with obscure glazed panelling adjacent, leading into the;

Entrance Hallway

Having lighting, power points, telephone point, radiator, double glazed window onto the side elevation, stairs to the first floor landing and doors off.

Lounge

12'9" x 12'4" (3.91m x 3.77m)

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

Dining Room

12'9" x 12'7" (3.90m x 3.84m)

Having lighting, power points, radiator and a sliding patio door into the;

Conservatory

15'3" x 8'1" (4.67m x 2.47m)

Having lighting, power and a patio double glazed door giving access to the rear patio and an opening leading into the;

Kitchen

14'7" x 9'10" (4.47m x 3.02m)

Comprising of a sink and a half and drainer with a mixer tap over, wall mounted boiler, lighting, power points, double glazed window to rear, open archway off into:

Utility

7'0" x 6'2" (2.15m x 1.90m)

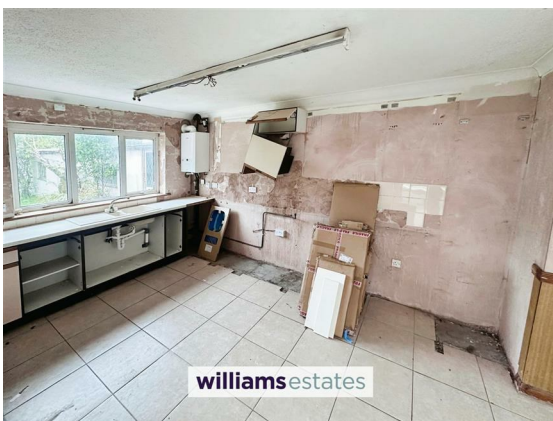
Space for appliances under the counter, wall mounted electrics, lighting, power, radiator and a double glazed window onto the side elevation.

W.C.

Housing a low flush W.C. and a double glazed obscure window onto the side elevation.

Stairs to the First Floor Landing

Having loft access hatch, double glazed window to side, lighting, power points and doors off.



Shower Room

7'1" x 6'4" (2.17m x 1.94m)

Having radiator, lighting, walk in shower enclosure with a wall mounted shower head and a door leading into;

Bedroom One

14'7" x 9'9" (4.45m x 2.99m)

Having lighting, power points, radiator and double glazed window onto the rear overlooking the fields behind.

Bedroom Three

10'9" x 10'8" (3.30m x 3.26m)

Having lighting, power, radiator, fitted wardrobes and a double glazed window onto the front overlooking neighbouring fields.

Bedroom Two

12'9" x 10'7" (3.91m x 3.24m)

Having lighting, power, radiator, fitted wardrobes and a double glazed window onto the rear elevation.

Bathroom

6'9" x 6'2" (2.08m x 1.88m)

Having a bath with stainless steel mixer tap over, hand wash basin with stainless steel mixer tap over, low flush W.C., partially tiled walls, lighting, extractor fan and a double glazed obscure window onto the front elevation.

Outside

The property is approached via a driveway providing ample space for off-road parking, with the front having a beautiful outlook over the fields to the front.

To the rear, the garden enjoys a sunny aspect all afternoon long with a paved patio ideal for alfresco dining. The rear garden is mainly laid to lawn, enjoying a peaceful outlook onto fields to the rear and houses an outbuilding.

Outbuilding

Room One

17'1" x 8'3" (5.21m x 2.53m)

Having glazed window to side, lighting and power.

Room Two

13'6" x 10'9" (4.13m x 3.29m)

Having glazed window to side, power and lighting.

Room Three

10'5" x 4'7" (3.18m x 1.40m)





Ground Floor
Floor area 93.0 m² (1,001 sq.ft.)



First Floor
Floor area 72.4 m² (779 sq.ft.)



Outbuilding
Floor area 36.0 m² (387 sq.ft.)

TOTAL: 201.4 m² (2,168 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) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	
	2002/91/EC	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.

