



**6 Parc Offa, Trelawnyd, Flintshire, LL18
6EN**

£375,000

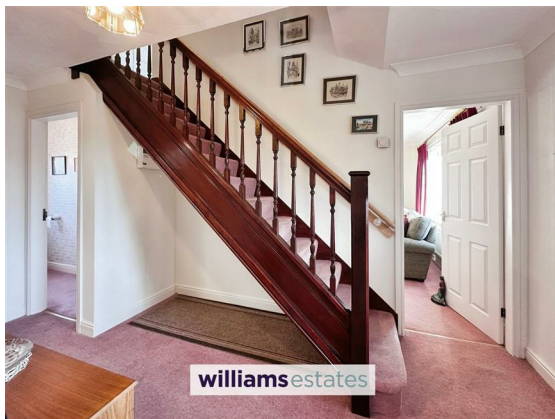
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EPC - D55 Council Tax Band - F Tenure - Freehold

Parc Offa, Trelawnyd

4 Bedrooms - House - Detached

This stunning detached family home features four spacious double bedrooms and is situated in a quiet cul-de-sac in a sought after location. Offering fantastic views of the Clwydian Range. With a double garage and off road parking, this property is both practical and convenient. The low maintenance gardens provide a serene outdoor space, making it perfect for families. Additionally, there is no onward chain, allowing for a smooth and hassle-free move. Viewing is highly recommended.



Accommodation

Property is approached via a double driveway leading up to the accommodation where there is a generously sheltered area over the front door.

Entrance Hallway

Being accessed via a uPVC double glazed door, being a good size and having lighting, radiator, telephone point, power points, stairs to first floor landing and doors off.

Lounge

21'6" x 11'10" (6.57m x 3.61)

Being the full length of the property having lighting, power points, radiators, electric fire place with complementary surround and hearth, large uPVC double glazed window onto the front elevation enjoying unspoilt views and a sliding patio door onto the rear giving access to the conservatory.

Conservatory

9'9" x 9'3" (2.99m x 2.83m)

Having a uPVC double glazed door onto the rear and space for seating.

Open Plan Kitchen / Diner

Kitchen

12'4" x 11'4" (3.77m x 3.47m)

Comprising of wall drawer and base units with worktop over, integrated oven with four ring Hotpoint induction hob over with extractor fan above, lighting, power points, void for a dishwasher, space for a freestanding fridge freezer, partially tiled walls, sink and drainer with a stainless steel mixer tap over, uPVC double glazed window onto the rear having views towards the GOP and an opening off into the dining room.

Dining Room

8'9" x 7'6" (2.68m x 2.29m)

Having lighting, radiator, space for dining and a uPVC double glazed window onto the rear and a door leading into:

Utility

8'0" x 6'11" (2.45m x 2.12m)

Comprising of a base unit with worktop over, wall unit, space for a washing machine and space for a tumble dryer, sink and drainer with mixer tap over, uPVC double glazed window onto the rear, uPVC double glazed obscure door giving access to the rear and a timber door giving access into the garage.

Reception Room / Dining Room

12'11" x 9'3" (3.95m x 2.84m)

Having lighting, power points, radiator, and a uPVC double glazed window onto the front elevation allowing lots of light to come through.

Cloakroom

9'4" x 4'9" (2.86m x 1.46m)

Comprising of a low flush W.C., hand-wash basin with stainless steel taps over, radiator, lighting and a uPVC double glazed obscure window onto the rear elevation.

Stairs to the First Floor Landing

Having lighting, loft access hatch, radiator, deep airing cupboard with shelving and housing the water tank and doors off.



Bedroom One

11'9" x 11'2" (3.60m x 3.42m)

Having lighting, power points, radiator, fitted wardrobes, uPVC double glazed window onto the front having outstanding views and an En-suite off.

En-Suite

6'11" x 6'5" (2.12m x 1.97m)

Comprising of low flush W.C., wall mounted heated towel rail, hand-wash basin with stainless steel taps over, walk in shower enclosure with wall mounted shower head, lighting, extractor fan, shaver port, fully tiled walls and flooring.

Bedroom Two

13'8" x 9'4" (4.18m x 2.86m)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the front having un-spoilt views over the Clwydian Range.

Bedroom Three

10'7" x 9'5" (3.23m x 2.88m)

Currently used as an office, having lighting, power points, radiator, fitted desk and book shelf unit and a uPVC double glazed window having views overlooking the GOP.

Bedroom Four

9'3" x min 6'7" (2.82m x min 2.03m)

Having lighting, power, fitted wardrobes, radiator, store cupboard and a uPVC double glazed window onto the rear having views of the GOP.

Bathroom

7'8" x 5'6" (2.36m x 1.69m)

Comprising of a low flush W.C., hand-wash basin with stainless steel taps over, bath with stainless steel mixer tap over, telephonic shower head, wall mounted shower head, tiled walls and flooring, wall mounted heated towel rail. lighting, extractor fan and a uPVC double glazed obscure window onto the rear elevation.

Garage

16'4" x 15'10" (5.00m x 4.84m)

Being a double garage having up and over doors onto the front, very good size for storage, door into utility room, lighting, power points and a cupboard covering the meters. Good scope for a conversion.

Outside

Property is approached via a paved driveway providing ample space for off road parking, the front garden being of ease and low maintenance, laid to lawn and enjoying views from the top of the cul-de-sac out towards the Clwydian Range. The rear garden is mainly laid to lawn, outside water source, space for a shed or green house, bound by timber fencing and offers a sense of tranquility and privacy.

Directions

Procced from Prestatyn to Trelawnyd, continue through the village of Trelawnyd, passing the Crown public house on the right, take the next left onto Parc Offa and number 6 can be seen at the head of the cul-de-sac.

Additional Notes

Local Primary School - Trelawnyd V A School
Great friendly community pub - The Crown inn
Local Garden Centre - Jacksons Nurseries
Within a 10 minute drive to the A55





TOTAL: 156.6 m² (1,686 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(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

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