



**4 Profitt Terrace, Gwespyr, Flintshire,  
CH8 9LJ**

**£137,500**

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**EPC - F24**

**Council Tax Band - B**

**Tenure - Freehold**



# Profitt Terrace, Gwespysr

## 2 Bedrooms - House - Terraced

A two bedroom charming mid-terraced cottage situated within the sought after village location of Gwespysr. Being beautifully presented throughout, this property is ideal for a first time buyer or an investment opportunity! Comprising of two bedrooms, living room, dining room, kitchen, utility room and bathroom. Internal viewing is highly recommended to fully appreciate.



### Accommodation

via a timber hardwood front door, leading into the;

### Lounge/Diner

19'6" x 13'0" (5.96m x 3.98m)

### Lounge

13'0" x 10'11" (3.98m x 3.34m)

Having lighting, power points, radiator, feature log burner with complementary stone surround and hearth, T.V. aerial point and an opening into the dining room.

### Dining Room

9'4" x 8'1" (2.86m x 2.47m)

Having lighting, power points, radiator, stairs to the first floor, stairs to the lower level and a uPVC double glazed window onto the rear elevation.

### Stairs to the Second Floor

Having lighting and doors off.

### Bedroom One

10'11" x 8'11" (3.33m x 2.73m)

Having lighting, power points, radiator, inbuilt store cupboard and a uPVC double glazed window onto the front elevation.

### Bedroom Two

9'1" x 8'4" (2.79m x 2.56m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

### W.C.

4'8" x 2'8" (1.43m x 0.83m)

Comprising low flush W.C., vanity hand-wash basin with mixer tap over and lighting.

### Stairs to the Ground Floor

Accessed from the Dining Room.



## Kitchen

12'3" x 10'6" (3.74m x 3.21m)

Comprising of wall, drawer and base units with worktop over, four ring NEFF hob with extractor fan above, integrated oven, space for freestanding fridge/freezer, stainless steel sink and drainer with stainless steel mixer tap over, void for a freestanding washing machine, uPVC double glazed window onto the rear elevation, uPVC double glazed obscure door giving access to the rear communal area and utility off.

## Utility Room

8'2" x 4'5" (2.50m x 1.35m)

Having lighting, power points, radiator, space for freestanding appliances with worktop over and a door into the bathroom.

## Bathroom

8'0" x 7'8" (2.44m x 2.36m)

Comprising of a walk-in shower enclosure with wall mounted shower head, bath with mixer tap over, vanity hand-wash basin with mixer tap over, low flush W.C., inset spot lighting, radiator, extractor fan and a uPVC double glazed obscure window onto the front elevation.

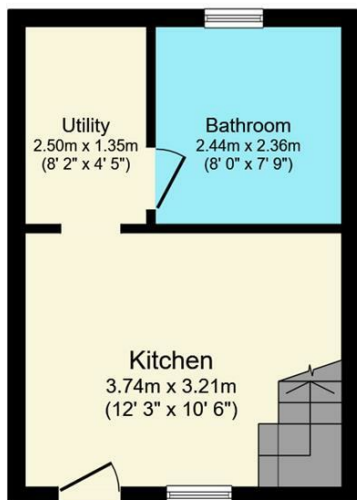
## Outside

The property is approached via paved steps leading up to the accommodation, where to the rear there is communal access for a washing line.

## Directions

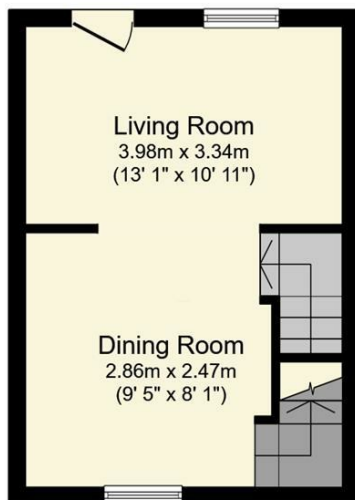
Proceed from the Prestatyn office onto Gronant Road and continue to the T junction turning right onto the Coast Road and continue along through Gronant and onto the expressway passing Lobitos garage on the left. Turn right signposted Gwespyr and continue up the hill round the bend and the property can be found on the left hand side.





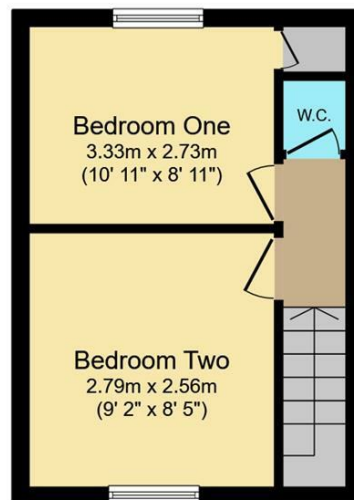
### Ground Floor

Floor area 23.2 m<sup>2</sup> (250 sq.ft.)



### First Floor

Floor area 23.2 m<sup>2</sup> (250 sq.ft.)



### Second Floor

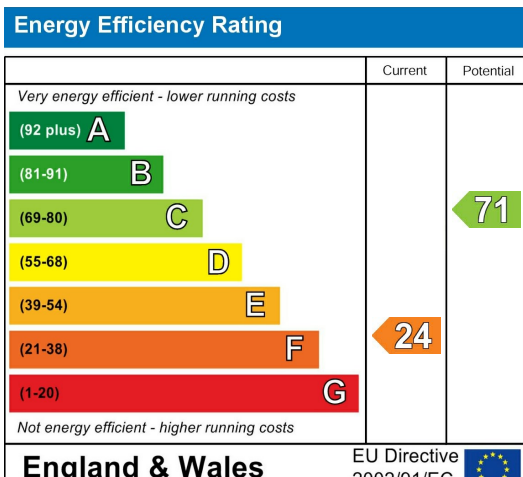
Floor area 23.2 m<sup>2</sup> (250 sq.ft.)

TOTAL: 69.7 m<sup>2</sup> (751 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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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.



Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto: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.

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