

**1 Tabernacle Row Main Road,  
Ffynnongroyw, CH8 9SX**

**£169,950**

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**EPC - C78    Council Tax Band - C    Tenure - Freehold**



# Main Road, Ffynnongroyw

## 3 Bedrooms - House

A well presented modern end of terrace house situated in the popular Village of Ffynnongroyw and within easy access to the A548 expressway and neighbouring town of Prestatyn. The accommodation briefly comprises of entrance hallway, good sized living room, a fitted kitchen diner, three bedrooms and a modern fitted shower room. To the outside, allocated parking and an enclosed rear garden. Viewing is recommended to fully appreciate what the property has to offer.



### Accommodation

Via a double glazed door allowing access into the entrance hallway.

### Entrance Hallway

Having laminate flooring, power point, a good sized built in storage cupboard and door leading into the living room.

### Living Room

16'11 x 9'6 (5.16m x 2.90m)

Having lighting, power points, TV aerial point, radiator, fireplace housing a log burner with slate hearth, under stairs storage cupboard, double glazed window overlooking the front elevation and archway leading into the kitchen diner.



### Kitchen Diner

14'2 x 10'11 (4.32m x 3.33m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap over, breakfast bar, built in oven and hob, void for washing machine, void for free standing fridge freezer, wall mounted central heating boiler, vinyl flooring, stairs off to the first floor landing, window overlooking the rear elevation and double doors allowing access onto the rear garden.

### Stairs Off To The First Floor Landing

Having laminate flooring, lighting, power points and doors off.

### Bedroom One

14'2 x 10'11 (4.32m x 3.33m)

Having lighting, power points, laminate flooring and a window overlooking the front elevation.

### Bedroom Two

9'1 x 7'9 (2.77m x 2.36m)

Having lighting, power points, laminate flooring and a window overlooking the rear elevation.



### Shower Room

7'4 x 6'11 (2.24m x 2.11m)

Fitted with a white three piece suite comprising of low flush W.C., pedestal hand wash basin, a shower enclosure with wall mounted shower, partially tiled walls, tiled flooring, wall mounted heated towel rail, an extractor fan and window to the side elevation.

### Inner Landing

Having lighting, power points, window overlooking the rear elevation and stairs leading up to the second floor bedroom.

### Bedroom Three

14'7 x 14'2 (4.45m x 4.32m)

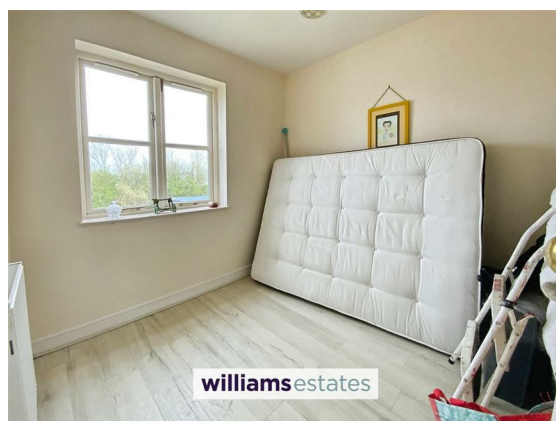
Having lighting, power points, radiator, laminate flooring, stotage into the eaves and two Velux windows.

### Outside

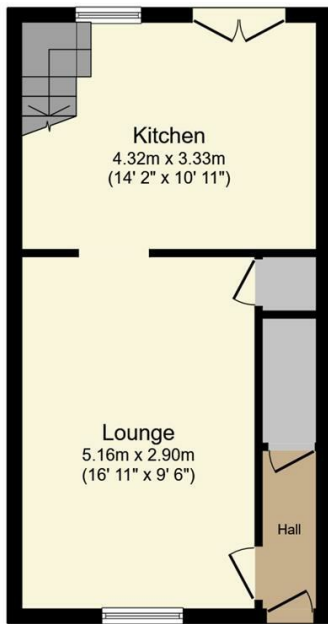
The property is approached via steps to the front entrance and has the added benefit of two allocated parking bays to the side of the property. The enclosed rear garden being laid to lawn with a paved pathway leading to a further lawned area and has the benefit of an outside timber store and is bound by fencing with a variety of plants and shrubs.

### Directions

From the Prestatyn Office, bear right onto Meliden Road and continue along 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 take the first right onto Main Road. And the property can be found on the left hand side.

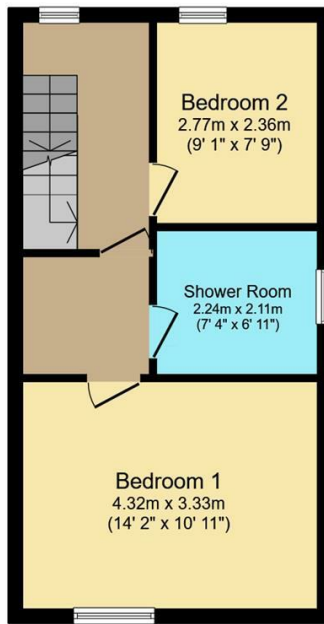






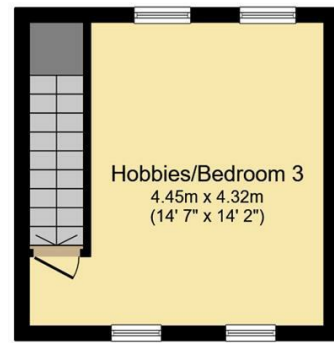
**Ground Floor**

Floor area 37.1 sq.m. (399 sq.ft.)



**First Floor**

Floor area 37.1 sq.m. (399 sq.ft.)



**Second Floor**

Floor area 19.2 sq.m. (207 sq.ft.)

Total floor area: 93.4 sq.m. (1,006 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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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