



**4 Jones Terrace, Penyffordd, Flintshire,
CH8 9HZ**

£139,950

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EPC - C75 Council Tax Band - B Tenure - Freehold

Jones Terrace, Penyffordd

3 Bedrooms - House - Terraced

A well-presented three-bedroomed mid-terraced house situated in the village location of Penyffordd. Being ready to move into and built out of Gwepsyr stone. Comprising three bedrooms, a living room, a kitchen/diner and a bathroom. Perfect opportunity to get onto the property market or for an investment property. Internal viewing is highly recommended to truly appreciate.



Accommodation

Via a UPVC front door giving access to:

Living Room

12'9" x 11'10" (3.91m x 3.63)

Having lighting, power points, radiator, fire with complementary surround and hearth, inset shelving, TV aerial point and double glazed window onto the front elevation.

Kitchen / Diner

10'8" x 10'4" (3.27m x 3.17m)

Comprising of wall, drawer and base units with complementary worktop over, integrated electric oven with a four-ring electric hob and an extractor fan over, wall-mounted boiler, stainless steel sink and drainer with mixer tap over, void and plumbing for a washing machine, radiator, tiled floor, void for a fridge freezer, telephone socket, inset storage cupboards, double glazed window and an obscure glazed door giving access to the rear garden.



Bedroom One

12'2" x 12'7" (3.73m x 3.86m)

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

Bedroom Two

6'7" x 19'1" (2.01m x 5.84m)

Having a radiator, lighting, built-in storage, power points and a double glazed window onto the rear elevation, having beautiful views over the fields.



Bedroom Three

13'5" x 7'5" (4.09m x 2.28m)

There is lighting, a radiator, power points, and a UPVC double-glazed window on the rear elevation, enjoying views over the fields behind.

Bathroom

5'10" x 6'9" (1.80m x 2.06m)

Having a white suite comprising of a low flush W.C., hand wash basin, bath with taps over and a wall-mounted shower head, the floor and walls are both tiled, with inset lighting and an obscure window onto the rear.

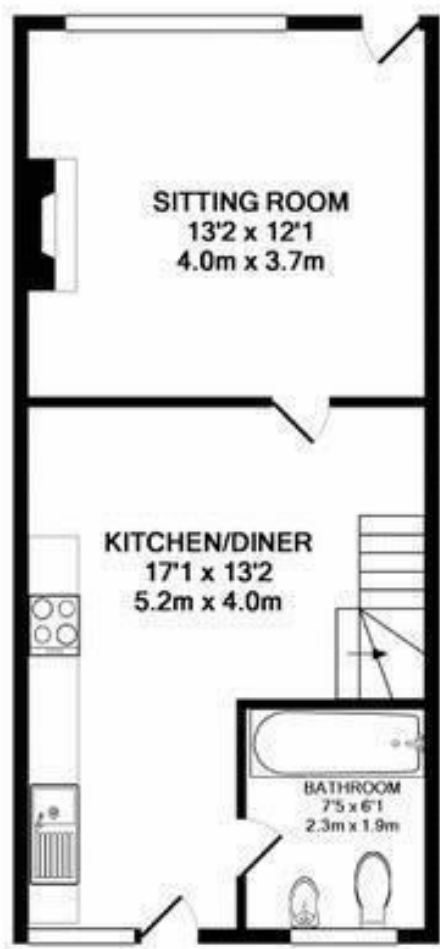
Rear Garden

The rear Garden has a patio area and a step leading to a further paved path with decorative gravel and blue slate chippings, and has a good-sized timber store, The garden opens up onto fields behind.

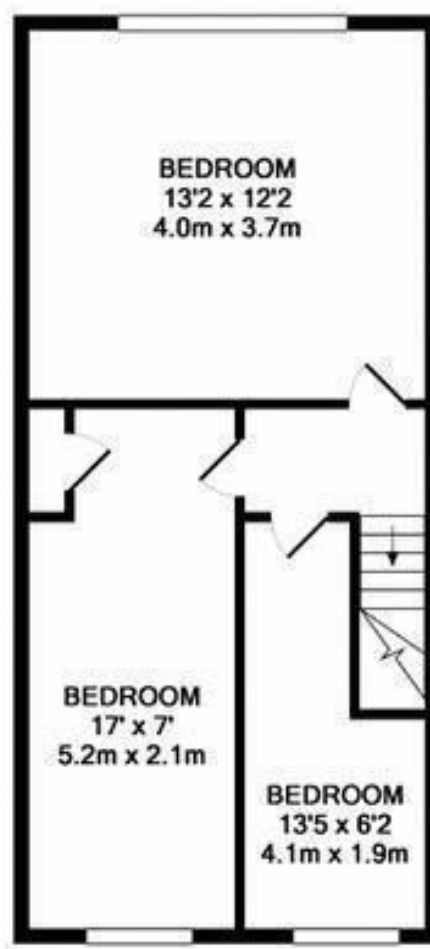
Directions

Proceed from our Prestatyn office along the coast road through Gronant in the direction of Ffynnongroew. Continuethrough the village of Tan Lan and after the dual carriageway bear right up Llinegar Hill which take you into Penyffordd. Continue along the road towards the top of Penyffordd where No 4 can be found on the left hand side by the way of a for sale sign.





GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.6 SQ.M.)



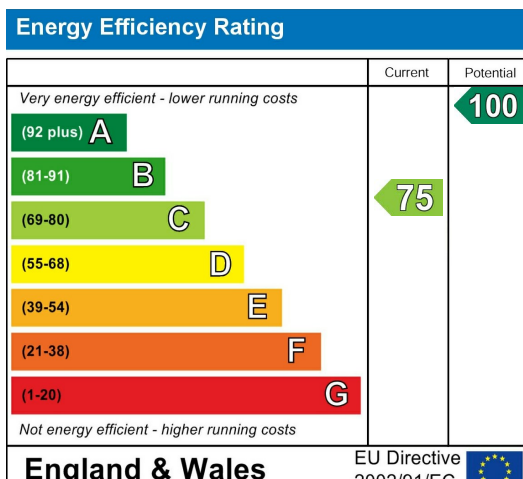
1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 767 SQ.FT. (71.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



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