



**Bryn Rodyn Picton Road, Penyffordd,  
Flintshire, CH8 9JQ**

**£199,950**

 3  1  1  D

**EPC - D68    Council Tax Band - C    Tenure - Freehold**



# Picton Road, Penyffordd

## 3 Bedrooms - Bungalow - Semi Detached

Located on the charming Picton Road in Penyffordd, this semi-detached bungalow presents a wonderful opportunity for those seeking a home with potential. Boasting three well-proportioned bedrooms, this property is ideal for families or those looking to downsize without compromising on space.

One of the standout features of this bungalow is the ample parking space available for up to three vehicles, ensuring convenience for residents and guests alike along with a garage. The property is situated in a perfect spot to enjoy magnificent views, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your home.

In summary, this semi-detached bungalow on Picton Road is not just a property; it is a canvas for your imagination. With its spacious layout, stunning views, and potential for enhancement, it is a must-see for anyone looking to invest in a home that offers both comfort and opportunity.



### Accommodation

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

### Entrance Porch

6'5" x 3'5" (1.98m x 1.06m)

Having lighting, power points, telephone point, radiator, store cupboard housing the boiler and a timber door leading into the;

### Lounge

18'8" x 11'11" (5.69m x 3.64m)

Having lighting, power points, radiators, feature open fireplace, uPVC double glazed window onto the front enjoying unspoilt views of the coastline, Wirral and beyond and a door into the;



### Inner Hallway

Having lighting, power, radiators, loft access hatch and doors off.

### Bedroom Three

9'2" x 8'8" (2.81m x 2.65m)

Having lighting, power point, radiator, T.V. aerial point and a uPVC double glazed window onto the side elevation.

### Bathroom

6'2" x 5'6" (1.89m x 1.68m)

Comprising low flush W.C., hand-wash basin with taps over, bath with mixer tap and telescopic shower head, fully tiled walls, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.



### Bedroom One

12'4" x 9'2" (3.78m x 2.81m)

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

### Bedroom Two

11'1" x 8'5" (3.38m x 2.59m)

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

### Kitchen/Diner

11'11" x 11'6" (3.65m x 3.53m)

Comprising of wall, drawer and base units with worktop over, void for washing machine, void for freestanding cooker, stainless steel sink and drainer with mixer tap over, lighting, power points, radiator, space for dining, void for under the counter fridge, partially tiled walls, uPVC double glazed window onto the rear elevation and a timber framed obscure glazed door leading into the;

### Rear Porch

4'7" x 3'4" (1.41m x 1.02m)

Having lighting, wall mounted electrics, uPVC double glazed window onto the rear and a uPVC double glazed obscure door giving access to the rear garden.

### Outside

The property is approached via an extended driveway providing ample space for off-road parking for multiple vehicles, with steps leading up to the accommodation. The front garden is of ease and low maintenance being laid to lawn and enjoying views of the North Wales coastline, Wirral and beyond.

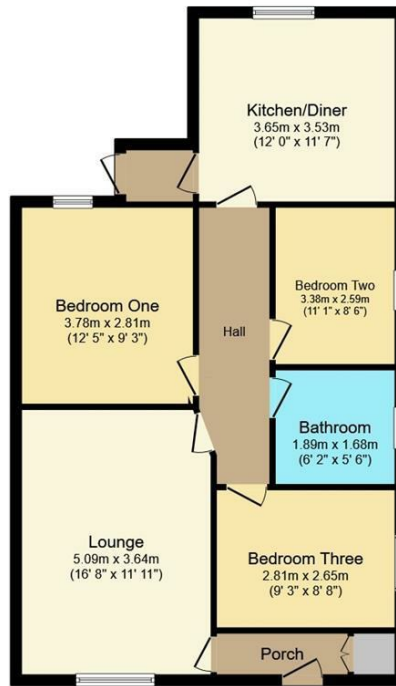
To the rear, the garden is partially paved for ease and low maintenance and enjoys a private aspect. Having scope for alfresco dining, being bound by timber fencing and houses a garage.

### Garage

18'10" x 9'9" (5.75m x 2.98m)

Having an up-and-over door onto the front elevation and having the potential to renovate the garage to then be used as a store facility.





**Floor Plan**

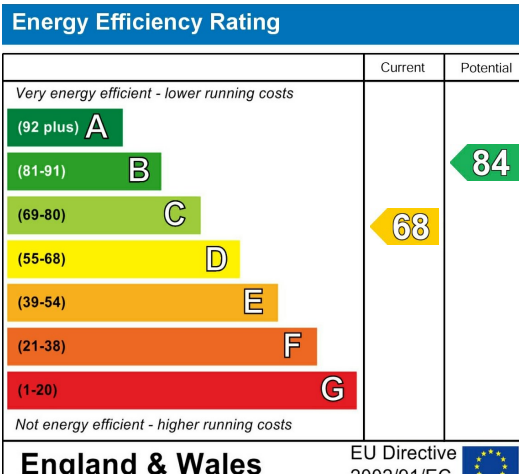
Floor area 79.5 sq.m. (856 sq.ft.)

Total floor area: 79.5 sq.m. (856 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](http://www.Propertybox.io)

**williams**  
estates

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.

**williams**estates