



## Angorfa Marian, Trelawnyd, Flintshire, LL18 6EB

**£250,000**

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**EPC - F36    Council Tax Band - D    Tenure - Freehold**



# Marian, Trelawnyd

## 2 Bedrooms - House - Detached

A charming two-bedroom property situated in the sought after area of Trelawnyd. This home offers spacious accommodation with the added benefit of off-road parking, a garage, and well-maintained larger than average gardens to both the front and side. Ideal for those seeking a rural setting with easy access to local amenities and transport links. The property is situated in an area of outstanding natural beauty with unspoilt views and viewings are highly recommended.



### Accommodation

Via a UPVC double glazed door with decorative panelling giving access to:

### Entrance Porch

Having UPVC double glazed units, timber framed obscure glazed door leading into:

### Lounge

12'10" x 11'6" (3.93m x 3.52m)

Having lighting, power points, a radiator, TV aerial point, electric fireplace with a complimentary surround and hearth, UPVC double glazed window onto the front enjoying views over the Clwydian Range and a timber door leading into:



### Dining Room

11'10" x 9'2" (3.62m x 2.81m)

Having stairs to first floor landing, cupboard housing the electrics, in-built store cupboard, lighting, power points, a radiator, under stairs storage cupboard and a UPVC double glazed window to the front elevation.

### Kitchen

11'3" x 9'5" (3.43m x 2.88m )

Comprising of wall, drawer and base units with complimentary worktop over, integrated oven with four ring induction hob over, extractor fan above, void for free standing washing machine, stainless steel sink and drainer with mixer tap over, space for freestanding fridge freezer, pantry for storage, lighting, power points, a radiator, UPVC double glazed window onto the side elevation, partially tiled walls and a door off leading into a rear lobby.



### Rear Lobby / Utility

Housing the boiler, wall mounted cupboard, alarm system, door off into the bathroom and a door off into the rear porch.

## Bathroom

7'7" x 6'1" (2.33m x 1.86m)

Comprising a low flush W.C., hand wash basin with stainless steel taps over, bath with taps over, lighting and a UPVC double glazed obscure window onto the front elevation.

## Rear Porch

6'3" x 4'0" (1.91m x 1.23m )

Double glazed window onto the side and a UPVC double glazed door giving access to the rear garden.

## Stairs to the First Floor Landing

Having lighting, UPVC double glazed window onto the rear and doors off.

## Bedroom One

13'0" x 12'2" (3.97m x 3.73m )

Having lighting, power points, a radiator, UPVC double glazed window onto the front enjoying unspoilt views.

## Bedroom Two

12'0" (max) x 12'0" (3.68m (max) x 3.66m )

Having lighting, power points, a radiator and a UPVC double glazed window onto the side elevation as well as a UPVC double glazed window onto the front enjoying unspoilt views of the countryside and the Clwydian Range.

## Outside

The property is approached via a timber gate onto a pathway with decorative borders to the side with a variety of plants and shrubs. The property's exterior is bound by stone walling providing a private aspect with hedging. Unspoilt views can be enjoyed of the Clwydian Range and over open countryside and mountains to the rear. The front garden is mainly laid to lawn and of ease and low maintenance. The property benefits from an outside timber shed and a further area to the rear which is of ease and low maintenance.

## Garage

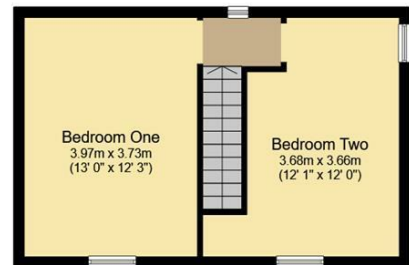
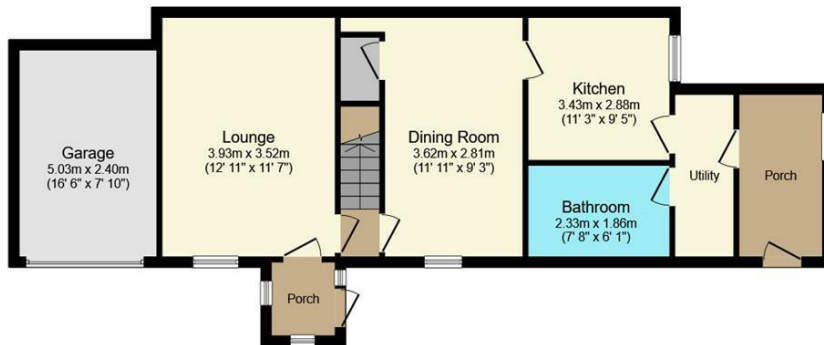
16'7" x 7'10" (5.06 x 2.40)

Having an up and over door to the front, a great space for storage, and having lighting and power points with a glazed obscure window onto the rear elevation.

## Directions

Proceed from Prestatyn office left through the village of Meliden and continue passing the Dyserth Fall Resort. At the traffic lights turn left signposted Dyserth. Continue up Waterfall Road to the crossroads and turn left onto Dyserth High Street. Proceed through Dyserth and through the village of Trelawnyd. Turn left at the singpost Axton and immediate left where the property can be seen on the left hand side.



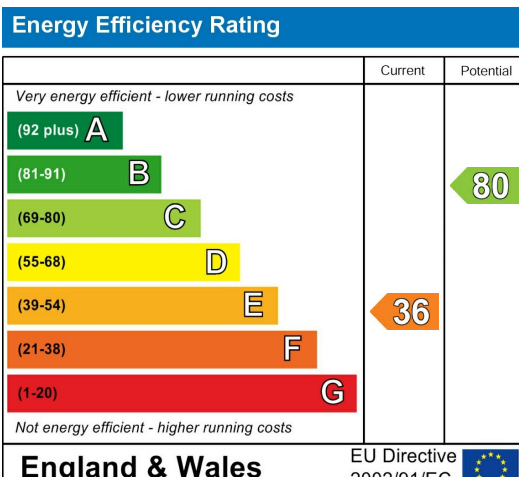


Total floor area: 111.6 sq.m. (1,202 sq.ft.)

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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