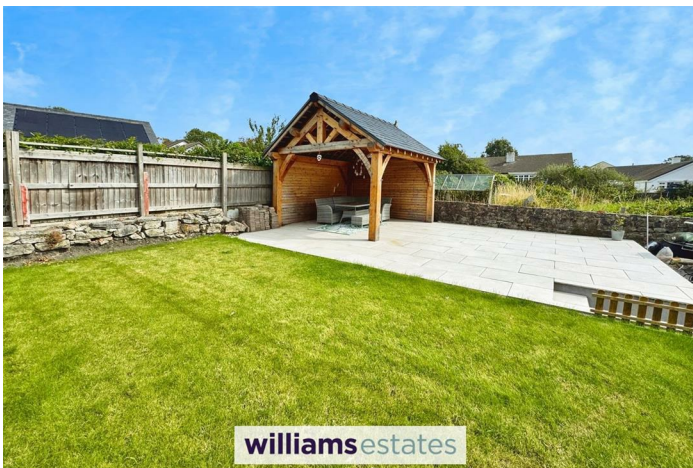




Plas Yn Dre Isa High Street, Trelawnyd, Flintshire, LL18 6DT

£280,000

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EPC - E42 Council Tax Band - D Tenure - Freehold

High Street, Trelawnyd

3 Bedrooms - House - Semi-Detached

A rare opportunity to own a piece of local history, this charming three-bedroom semi-detached home is the original village school, dating back nearly 400 years. Beautifully constructed from traditional stone, the property is rich in character and boasts a wealth of original features throughout.

Set within an Area of Outstanding Natural Beauty and located in one of the region's most desirable villages, this unique home offers the perfect blend of heritage, charm, and modern convenience. With excellent transport links to the A55 and the stunning North Wales coastline just a short drive away, it's ideally positioned for both commuting and enjoying everything the region has to offer.

The property offers ample off-road parking, generous gardens, and a truly special setting, making this an opportunity not to be missed.



Accommodation

Via a uPVC front door with an obscure glazed window giving access to:

Hallway

34'00 x 5'06 (10.36m x 1.68m)

Having lighting, power points, a beautifully tiled floor (original stone floor underneath) Victorian style radiator, an under-stair storage cupboard, half-panelled walls, a storage cupboard housing the electrics, a composite back door giving access to the rear parking and garden and doors off.

Living Room

14'07 x 14'10 (4.45m x 4.52m)

Being a very good size, with lighting, power points, original wooden door casing, a feature radiator, space for a log burner or electric fire with a solid oak beam over and a uPVC double glazed sliding sash window with original wooden casing onto the front elevation overlooking the front garden.

Kitchen

15'00 x 14'08 (4.57m x 4.47m)

Comprising of wall, drawer and base units with a complimentary worktop over, a void for a washing machine, built-in electric oven with a four-ring electric hob over, stainless steel sink and half with drainer and stainless steel mixer tap over, lighting, power points, uPVC double glazed large window over looking the rear garden, tiled backsplash, a radiator, space for dining, void for american fridge freezer, and a Rayburn which is set within the chimney breast and is used to heat the property.

Upstairs Hallway

23'08 x 5'03 (7.21m x 1.60m)

Having lighting, uPVC double-glazed sliding sash window overlooking the rear garden, half wall panelling up the stairs, power points, original door casings and doors off.



Bedroom One

14'08 x 15'00 (4.47m x 4.57m)

Having lighting, power points, a radiator, a loft access hatch, high ceilings and a uPVC double-glazed sliding sash window overlooking the beautiful countryside and mountains. One of the bedroom's standout original features is a cast-iron fireplace, currently concealed behind plasterboard, offering an exciting opportunity for restoration and adding further character to the room.

Bedroom Two

9'01 x 9'02 (2.77m x 2.79m)

Having lighting, power points, a radiator, high ceilings and a uPVC double glazed sliding sash window overlooking the rear garden.

Bedroom Three

5'04 x 7'04 (1.63m x 2.24m)

Having lighting, power points, open reach power points, a loft access hatch and a uPVC double glazed sliding sash window onto the front elevation.

Shower Room

13'02 x 5'04 (4.01m x 1.63m)

Comprising of a low flush W.C., Vanity hand-wash basin with stainless steel mixer taps over, a wall-mounted mirrored medicine cabinet above, uPVC double-glazed obscure window onto the rear elevation, walk-in shower cubicle with wall-mounted stainless steel shower and glass surround, lighting, modern heated towel rail, storage cupboards one housing the water tank and a loft access hatch.

Garden/Parking

To the front, a charming wrought iron gate provides access to a pathway leading to the front door. The garden is laid to lawn and complemented by a variety of mature bushes and shrubs, creating a welcoming and well-established appearance.

The property boasts a generously sized rear outdoor space, offering ample off-road parking on a well-maintained tarmac driveway. Tiled steps lead up to an elevated, tiled patio area, which features a stunning, solid oak gazebo, an ideal spot for outdoor seating or entertaining. The garden also benefits from a laid-to-lawn area bordered by attractive stone walling and fence panels for added privacy and character. An external water source is also available, providing convenience for gardening or outdoor maintenance.

Additional notes

This property has been stripped back to the stone and re-plastered using lime.

Heated by a Rayburn located in the kitchen.

The electric box is located in the hallway.

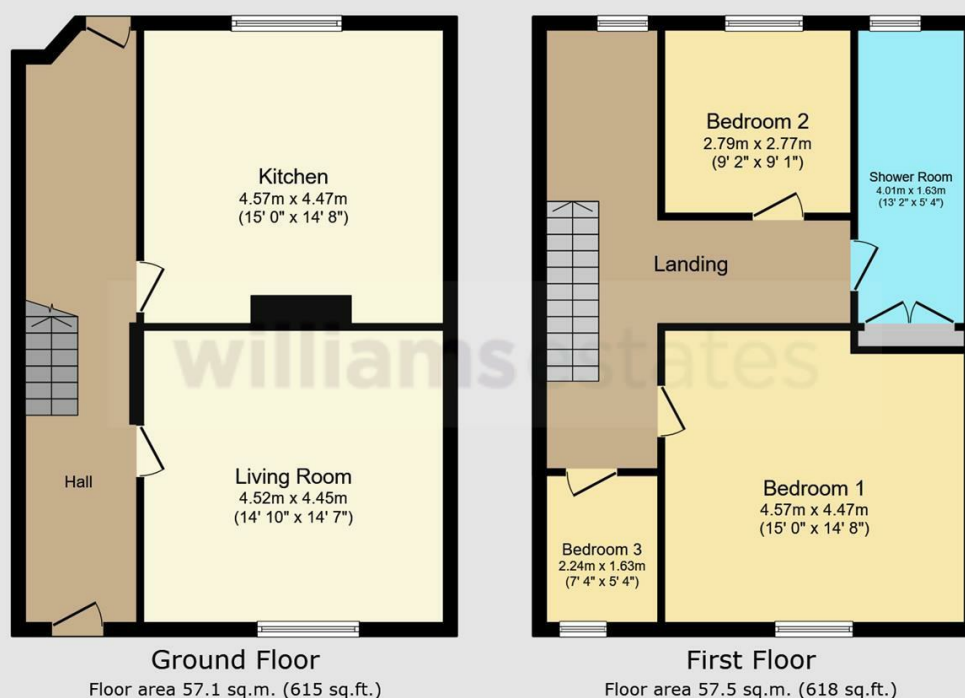
The front of the property was re-pointed 5 years ago.

Newly fitted sash sliding windows.

Directions

Proceed from Prestatyn to Trelawnyd, continue through the village of Trelawnyd, turn left onto the High Street, and 60 yards up the property can be found on your right-hand side.





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) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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