



**Noddfa Fairfield Avenue, Ffynnongroyw,
Flintshire, CH8 9US**

£139,500

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EPC - C76 Council Tax Band - C Tenure - Freehold

Fairfield Avenue, Ffynnongroyw

2 Bedrooms - House - Semi-Detached

A two bedroom semi detached home in the popular village of Ffynnongroyw. Offers excellent potential and is in need of modernisation throughout. The property features two reception rooms, a kitchen diner with separate utility, and two good sized bedrooms. Outside, it boasts a large private rear garden ideal for families or entertaining, as well as off road parking to the front. Located in a convenient village setting, close to local transport links.



Accommodation

Via a uPVC double glazed door leading into:

Entrance Hall

Having lighting, radiator and a door off into:

Living Room

11'11" x 13'4" (3.65m x 4.07m)

Having lighting, power points, radiator, marble surround and hearth with electric fire, T.V. aerial point, a uPVC double glazed window onto the front and a sliding door into the kitchen diner.

Kitchen Diner

17'6" x 9'7" (5.35m x 2.93m)

Comprising of wall drawer and base units with worktop over, four ring electric hob with integrated electric oven below, sink and drainer with stainless steel taps over, large cupboard under the stairs housing the boiler, a storage cupboard, fireplace with surround and hearth, lighting, power point, a uPVC double glazed obscure window onto the side, a uPVC double glazed window onto the rear and a door off leading into the utility.



Utility

5'10" x 7'11" (1.80m x 2.43m)

Having lighting, power points, void for washing machine, wall drawer and base units with worktops over and a uPVC double glazed window onto the side.

W.C

2'7" x 6'0" (0.81m x 1.83m)

Having lighting, low flush W.C, hand wash basin with stainless steel taps over and a uPVC double glazed obscure window to the side.

Stairs To The First Floor Landing

Having lighting, a loft access hatch and doors off.

Bedroom One

13'2" x 11'5" (4.03m x 3.50m)

Having lighting, power points, radiator, large storage cupboard ideal for storing clothes and a uPVC double glazed window onto the front.



Bedroom Two

9'6" x 10'0" (2.92m x 3.06m)

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

Shower Room

7'2" x 6'2" (2.20m x 1.90m)

Comprising of low flush W.C., hand wash basin with stainless steel taps over, lighting, shower enclosure with a wall mounted electric shower, partially tiled walls and a uPVC double glazed obscure window onto the rear.

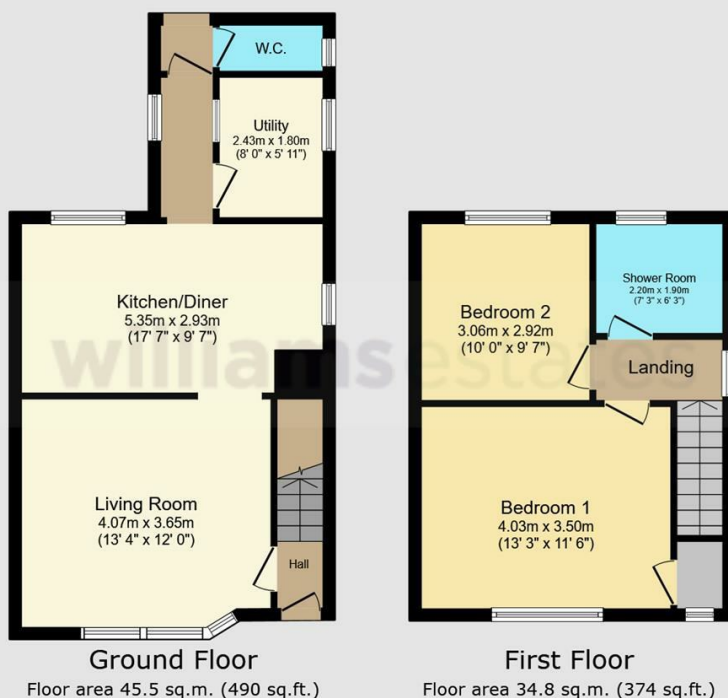
Outside

To the front, the property is approached via a concrete driveway, complemented by a variety of bushes and shrubs, and enclosed by timber fencing and a wall. The property features a large rear garden, mainly laid to lawn and enclosed by timber fencing and mature bushes, providing a good degree of privacy. A concrete area adjoins the house and extends down the side of the property, offering access to the driveway.

Directions

Proceed from Prestatyn office right and continue onto Gronant Road. At the T junction proceed right along the A548 passing through Gronant onto the expressway and passing Lobitos Garage on the left. At the roundabout take the third exit off and continue along taking the right turning signposted Ffynnongroew. On entering take the first left turning onto Fairfield Avenue and Noddfa can be seen on the left hand side by way of a For Sale sign





Total floor area: 80.3 sq.m. (864 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) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(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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Call us on
01745 888900
Prestatyn@williamsestates.com