



**4 Meirion Terrace, Main Road,
Ffynnongroyw, Flintshire, CH8 9SJ**

£145,000

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EPC - C74 Council Tax Band - B Tenure - Freehold

Meirion Terrace, Main Road, Ffynnongroyw

2 Bedrooms - House - Terraced

Available with no onward chain. Having undergone refurbishment works under the current owner, this two bedroom terraced house simply must be viewed. Situated in an idyllic village location and being tastefully presented throughout. Comprising two bedrooms, lounge, dining room with working log burner, kitchen and bathroom. Added benefits include a larger than average rear garden with off-road parking to the rear and easy to maintain, brick built outbuilding with timber cladding and electricity, ideal for storage, close to all local amenities, uPVC double glazing and gas central heating. Please contact our office today to arrange a viewing!



Accommodation

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

Entrance Hallway

Having lighting, radiator, electric meter, stairs to the first floor landing and doors off.

Lounge

12'7" x 10'7" (3.85m x 3.24m)

Having lighting, power points, radiator, space for an electric fire with surround and hearth and a uPVC double glazed window onto the front elevation.

Dining Room

14'0" x 11'3" (4.27m x 3.45m)

Having lighting, power points, radiator, space for dining, store cupboard, storage under the stairs, working log burner, uPVC double glazed window onto the rear elevation and an opening into the;

Kitchen

9'1" x 6'8" (2.78m x 2.04m)

Comprising of base units with a complementary worktop over, wall mounted boiler, integrated washing machine, four ring electric hob with extractor fan above, lighting, power points, radiator, stainless steel sink and drainer with telescopic tap over, uPVC double glazed window onto the side and a uPVC double glazed obscure door leading onto the rear courtyard.

Stairs to the First Floor Landing

Having lighting and doors off.

Bedroom One

14'6" x 11'5" (4.43m x 3.49m)

Having lighting, power points, radiator, inbuilt store cupboard, floored loft with access hatch and pull down ladder, uPVC double glazed window onto the rear elevation and a door into the bathroom.

Bedroom Two

14'7" x 12'5" (4.45m x 3.79m)

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



Bathroom

8'6" x 6'8" (2.61m x 2.04m)

Comprising low flush W.C., hand-wash basin with taps over, bath with stainless steel taps over and a wall mounted shower head, lighting, extractor fan, fully tiled walls and a uPVC double glazed obscure window onto the side elevation.

Outside

The property is approached via a pathway leading up to the accommodation, with the front garden being gravelled for ease and low maintenance.

To the rear, there is a paved private courtyard giving access to the larger than average rear garden which is of ease and low maintenance and enjoys a sunny aspect all day long. The rear garden also houses a brick built outbuilding that is timber clad with electrical supply, ideal for storage or potential office use.

Directions

Proceed from our Prestatyn office along the coast road through Gronant in the direction of Ffynnongroew.

Continue through the village of Tan Lan and on reaching the dual carriageway bear right signposted Ffynnongroew. Continue through the village and the property can be seen at the far end of the village on the right hand side.





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 | 74 | 83 |
| (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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estates**

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