



1 Sea View, Trelogan, Flintshire, CH8 9BH

£175,000

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EPC - G17 Council Tax Band - C Tenure - Freehold

Sea View, Trelogan

2 Bedrooms - House - Terraced

An end of terraced cottage located within the picturesque village of Trelogan, and providing good access to the A55 Expressway giving links to Chester, Liverpool and Manchester and also close to the resort towns of Prestatyn and Rhyl offering everyday facilities and local schooling. The accommodation itself offers an entrance porch, living room, dining room, kitchen, utility room, ground floor cloakroom, two bedrooms and a shower room. Outside providing off road parking, garden to the rear with a detached garage. The property is in need of some modernisation. Available with no onward chain.



Accommodation

The property is accessed via a timber framed door with panelling, leading into a porch.

Porch

15'10" x 4'3" (4.83 x 1.30)

Having a velux window, a double glazed window to the front elevation and a uPVC double glazed door leading into the lounge.

Lounge

13'0" x 12'7" (3.98 x 3.84)

Having lighting, power points, radiator, feature burner with complementary surround and hearth, double glazed window onto the front elevation and timber door off leading into the kitchen diner.



Kitchen & Diner

12'5" x 11'10" (3.81 x 3.63)

Having lighting, power points, radiator, base and wall units with worktop surfaces over, integrated oven with five ring gas hob, feature beamed ceiling, a timber single glazed door onto the rear elevation, having an open space with a staircase turning back up to the first floor.

Pantry

9'6" x 5'8" (2.92 x 1.75)

Having sink and drainer with mixer tap over, space for a free standing fridge freezer, wall mounted electrics, feature beamed ceiling, access to the solar panel controls, double glazed window onto the side elevation, double glazed door into the rear utility.



Utility

7'11" x 5'0" (2.43 x 1.54)

Having a timber obscure glazed door to the side elevation, double glazed window to the side elevation and a door leading into the downstairs W.C

W.C

7'0" x 6'2" (2.14 x 1.90)

Having a low flush W.C, plumbing for appliances with potential for a downstairs shower room with double glazed windows onto the rear elevation.

Stairs Off To The First Floor Landing

Bedroom One

12'8" x 11'6" (3.87 x 3.53)

Having lighting, power, radiator, fitted wardrobes and a double glazed window to the front elevation having unspoilt views of the wirral and coastline.

Bedroom Two

13'0" x 7'2" (3.98 x 2.20)

Having lighting, power, radiator and a double glazed window overlooking the rear elevation.

Shower Room

7'6" x 6'7" (2.30 x 2.02)

Comprising of a low flush W.C, hand wash basing with stainless steel taps over, walk in shower enclosure with a wall mounted shower head, lighting and a double glazed obscure window onto the side elevation.

Outside

To the rear of the property is a paved patio area, perfect for alfresco dining, storage for calor gas cylinders and the air source heat pump, the boiler is housed in the outbuilding, the grounds are low maintenance with a lawned area and being bound by mature trees and hedges as well as timber fencing.as well as boasting views over the countryside beyond.

To the front of the property is a driveway, providing ample off road parking, it is paved for ease of maintenance and has wonderful views over the North Wales coastline. There is a detached garage to the rear of the property.

Directions

From the Prestatyn proceed right at the Cross Foxes public house onto Fforddlas and continue right onto Bishopswood Road taking the left up the hillside and over the Gwaenysgor hill. Proceed through Gwaenysgor, over the crossroads and left onto the road to Trelawnyd. Take a left turning signposted Axton and continue along this road. On approaching the village of Trelogan, with the Afon Goch public house opposite, turn right into the village. Continue a short drive and there is a white wall on the right hand side (park here). There is a lane opposite and Sea View can be seen down the track on the left hand side.

Agents Notes

There are solar panels to the property which are owned by the vendor.





Total floor area: 81.4 sq.m. (877 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		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G	17	
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