



**2 School Row Main Road, Ffynnongroyw,
Ffynnongroyw, Flintshire, CH8 9UF**

£135,000

 2  1  2  C

EPC - C70

Council Tax Band - B

Tenure - Freehold

Main Road, Ffynnongroyw

2 Bedrooms - House - Terraced

This Two Bedroom Terraced Cottage sits within the quiet village of Ffynnongroyw. Within close proximity to the village amenities and just a short distance drive to Prestatyn Town Centre and the Sea Front. Benefitting from extensive rear gardens and a large garden store. Internally comprising a kitchen/diner, living room, wet room and two double bedrooms. Internal Viewing is Encouraged. EPC Rating - C 70



Accommodation

Via a uPVC double glazed door leading into the living room.

Living Room

13'2" x 13'0" (4.01 x 3.96 (4.003 x 3.962))
Having lighting, power points, radiator, feature brick fire surround with open fire and hearth, uPVC double glazed window overlooking the front elevation, stairs to the first floor landing and door providing access into the kitchen.

Kitchen Diner

13'8" x 11'5" (4.17 x 3.48 (4.177 x 3.477))
Having lighting, power points, radiator, space for dining, breakfast bar which separates the dining area from the kitchen. The kitchen area is fitted with wall, drawer and base units with complementary worktops surfaces over, void for under the counter fridge, void and plumbing for washing machine, integral oven and hob with extractor hood above, uPVC double glazed window overlooking the rear and door providing access onto the rear lean to.



Stairs Off To The First Floor Landing

Having lighting, radiator, loft access hatch and doors off.

Bedroom One

11'8" x 10'5" (3.56 x 3.18 (3.547 x 3.181))
Having lighting, power points, radiator, inbuilt storage cupboard and a uPVC double glazed window overlooking the front elevation.

Bedroom Two

13'10" x 7'4" (4.22 x 2.24 (4.216 x 2.243))
Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear elevation.

Shower Room

10'1" x 4'11" (3.07 x 1.50 (3.061 x 1.506))
Fitted with a low flush WC, wall mounted hand wash basin, wall mounted shower, non slip flooring, inbuilt storage cupboard, tiled walls and uPVC double glazed window to the rear elevation.



Outside

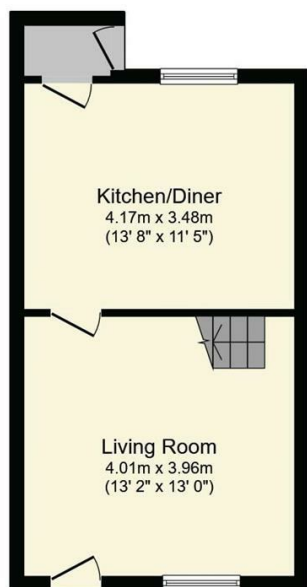
The front of the property is paved for ease of maintenance.

To the rear, the property benefits from a large outside store with power and extensive lawned gardens with ample planting areas and a paved patio area to the rear for outdoor seating.

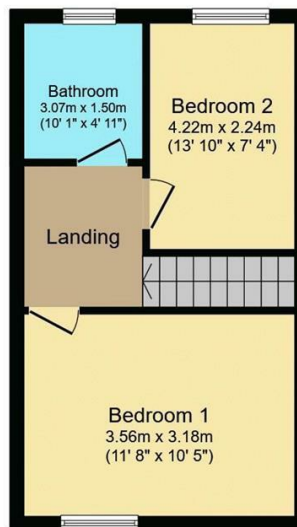
Directions

Proceed from our Prestatyn office along the coast road through Gronant in the direction of Ffynnongroyw. Continue through the village of Tan Lan and on reaching the dual carriageway bear right signposted Ffynnongroyw. Continue through the village and the property can be seen on your right hand side.





Floor area 32.8 sq.m. (353 sq.ft.) approx



Floor area 31.6 sq.m. (340 sq.ft.) approx

Total floor area 64.3 sq.m. (693 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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	70	
(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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