



**48 Maes Offa, Trelawnyd, Flintshire,
LL18 6PE**

£265,000

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EPC - C72 Council Tax Band - D Tenure - Freehold

Maes Offa, Trelawnyd

2 Bedrooms - Bungalow

Welcome to this tastefully and beautifully presented detached bungalow, situated within a sought after village location. Trelawnyd offers the perfect mix of easy access to all amenities, with the luxury of enjoying a peaceful and tranquil setting. The bungalow comprises two bedrooms, newly fitted kitchen, living room and a newly fitted bathroom. Having gardens to the front and rear, with space for off-road parking via the driveway. Internal viewing is highly recommended to fully appreciate!



Accommodation

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

Entrance Hall

Being of a good size, having lighting, radiator and doors off to further accommodation.

Living Room

18'7" x 12'0" (5.68 x 3.66)

A light and airy room, having lighting, power points, radiator, feature log burner and a uPVC double glazed bay window onto the front elevation.

Kitchen

11'10" x 9'9" (3.62 x 2.99)

A fitted Kitchen, comprising of wall, drawer and base units with a complementary worktop over, breakfast bar for dining, stainless steel sink and a half and drainer with a stainless steel mixer tap over, integrated electric oven, four ring electric hob with extractor fan above, void for under the counter washing machine, void for under the counter fridge, partially tiled wall, lighting, power points and uPVC double glazed windows onto the front and side elevations.

Bedroom One

13'1" x 11'10" (4 x 3.63)

Having lighting, power points, radiator, fitted cupboards for storage, uPVC double glazing onto the rear and a uPVC double glazed patio door giving access to the rear garden.

Bedroom Two

11'10" x 9'10" (3.63 x 3)

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



Bathroom

7'0" x 6'5" (2.14 x 1.98)

A beautifully fitted suite, comprising a low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, bath with a wall mounted shower over, wall mounted heated towel rail, inset lighting and a uPVC double glazed obscure window onto the side elevation.

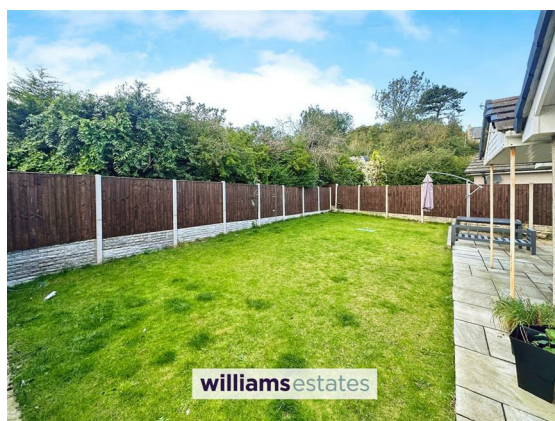
Outside

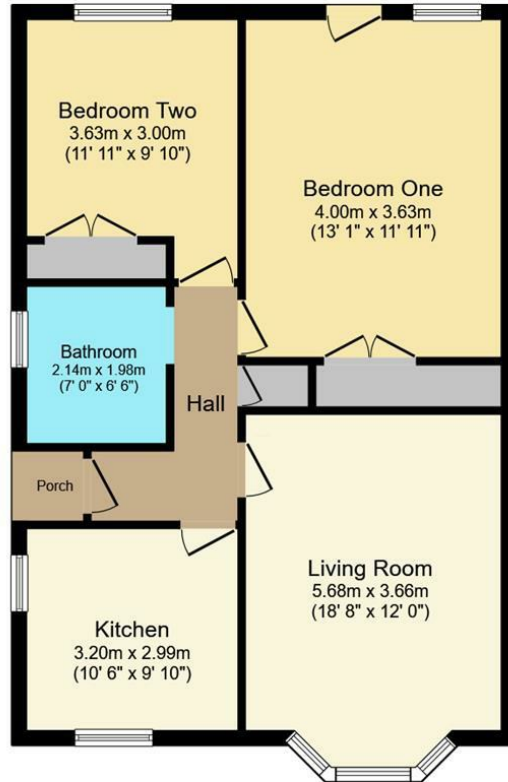
The property is approached via a block brick paved driveway providing ample space for off-road parking, with the driveway leading up to the accommodation and garage. To the front there is an area that is laid to lawn and of ease and low maintenance.

To the rear, the garden benefits from having a large laid to lawn area and a paved area ideal for alfresco dining. The rear garden enjoys a sunny aspect most of the day and offers a peaceful and tranquil setting, with also access to the side of the garage.

Directions

Proceed from our Prestatyn office to the mini roundabout. Continue straight over proceeding over the bridge along Meliden Road. Continue through the village of Meliden passing the Graig Fawr Country Club on the left hand side. Continue down the road and take the next turning left signposted Dyserth, Proceed up Waterfall Hill at the junction turn left to the High Street. Continue through passing Anglia Insurance Services on the left hand side. Continue along entering the village of Trelawnyd . Proceed through the pelican crossing then take the second turning left onto High Street and then the second turning right onto Rhodfa Gop. Proceed to the junction then turn left onto Maes Offa. Follow the road round and the property can be found at the top end of the cul-de-sac.





Floor Plan

Floor area 68.8 m² (741 sq.ft.)

TOTAL: 68.8 m² (741 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	

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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.