



Penrhyn Main Road

Ffynnongroyw, Holywell, CH8 9SN

£175,000



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Accommodation

Ground Floor

Entrance Hallway

Generous entrance hall with ample space for coat and shoe storage before heading further into the house.

Living Room

13'0" x 11'2" (3.97 x 3.41)

A generously proportioned living space to the front elevation of the property. Feature Bay window looking over the drive. Neutral decor and carpeted flooring.

Kitchen / Diner

17'8" x 16'9" (5.39 x 5.11)

A fantastic open space to the rear of the property, doors lead onto a raised decked area overlooking the garden. This room is fantastic for hosting with open plan aspect through to the well equipped kitchen, The kitchen is finished with an array of wall and base units with elevated integrated Bosch oven system. Integrated hob.

Conservatory

10'10" x 7'6" (3.32 x 2.31)

A well constructed room to the rear of the property

leading onto a raised decked area through bi-fold doors. Superb additional space allowing versatility. Use as you see fit for your requirements.

First Floor

Bedroom One

14'4" x 13'0" (4.37m x 3.97)

Generous double bedroom to the front elevation of the property. Feature Bay window overlooking the front aspect.

Bedroom Two

13'0" x 11'11" (3.97 x 3.65)

Bedroom Three

9'4" x 6'5" (2.87 x 1.98)

Currently used as a study space. Equally as with traditional semi detached homes, this is the single bedroom. To the front elevation of the property.

Bathroom

Three piece bathroom suite. Bath with over head shower, wash basin and WC.

Loft Floor

Bedroom Four

11'5" x 11'2" (3.50 x 3.41)

The 'loft room' has a full staircase and gives a versatile living space or bedroom. Velux window to

the rear, plenty of scope with this additional room.

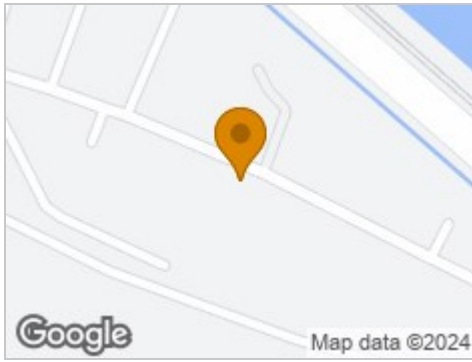
External

A concrete double driveway allows for off-road Parking to the front, finished with boundary hedge to one side and low level wall to the other, with gated access leading down to the rear garden. The side passage also homes the oil fired boiler.

The rear garden offers well maintained lawn area, section/pen to enclose dogs and storage sheds to the rear. There is also the benefit, as mentioned, having the raised decked area directly off the conservatory. Everything a family home needs and more!



Road Map



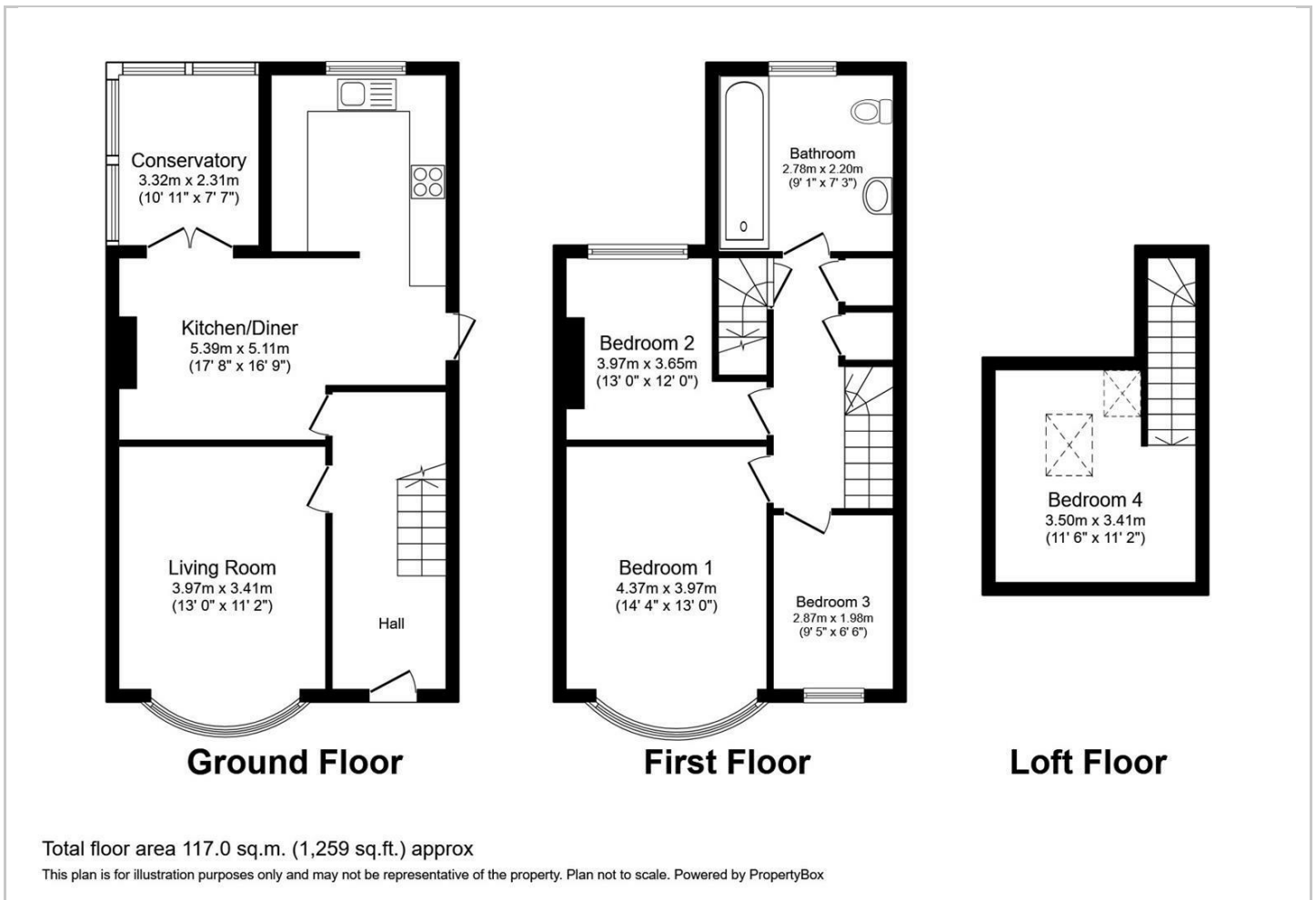
Hybrid Map



Terrain Map



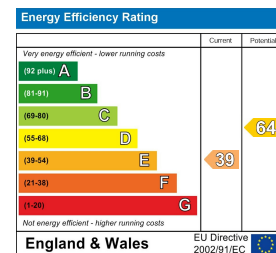
Floor Plan



Viewing

Please contact our Idris Estates Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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