



## 2 Parc Offa

Trelawnydd, Trelawnydd, LL18 6EN

Offers Over £290,000



# 2 Parc Offa

Trelawnydd, Trelawnydd, LL18 6EN

**Offers Over £290,000**



## Accommodation Comprises:

Block paved pathway leading to the front entrance.

### Enclosed Porch

Upvc double glazed French doors to the front, Upvc double glazed windows to the front and side elevation, tiled floor and wooden door with decorative panel opens into:

### 'L' Shaped Hallway

Coved and textured ceiling, single panelled radiator, door leading into built in cloak cupboard with wall mounted coat hooks and door into the airing cupboard housing a single panelled radiator and slatted shelving, loft access hatch and doors into:

### Lounge

17'10" x 12'3" (5.44m x 3.73m)

Light and spacious room having Upvc double glazed windows to the front and side elevations, Adam style fire place with marble effect inset and hearth housing a Living Flame effect fire, coved and textured ceiling, double panelled radiator, carpeted flooring and tv aerial point.

### Dining Room

10'3" x 8'8" (3.12m x 2.64m)

Textured ceiling, double panelled radiator and double glazed patio door with side panels giving access to the rear of the property with carpeted flooring.

### Kitchen

12'3" x 8'4" (3.73m x 2.54m)

Housing a comprehensive range of 'Beech' wall, drawer and base units with roll top work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, splash back tiling, built in electric oven and grill with induction style hob and stainless steel extractor with splash back, integral slimline dish washer, double glazed window to the rear elevation.

Door opening into:

### Utility Room

8'4" x 5'2" (2.54m x 1.57m)

Housing a stainless steel sink and drainer unit with base units and roll top work surfaces, void and plumbing for washing machine and tumble drier, splash back tiling, vinyl flooring and Upvc double glazed window and door to the rear elevation. Integral door into the garage.

### Bedroom One

12'4" x 10'4" (3.76m x 3.15m)

Upvc double glazed window to the side elevation, single panelled radiator, floor to ceiling built in wardrobes with central mirror fronted doors, built in bedside tables and drawer units and carpeted flooring.

### En-Suite

7'6" x 4'5" (2.29m x 1.35m)

Modern three piece suite comprising: walk in double shower with wall mounted thermostatic shower and glazed screen, splash back tiling, vanity wash hand basin with storage, back to the wall low level flush w/c, modern tiling, chrome heated towel rail and extractor fan.

### Bedroom Two

11'6" x 10' narrowing to 6'7" ( 3.35m'1.83m x 3.05m' narrowing to 1.83m'2.13m)

Upvc double glazed window to the side elevation, single panelled radiator, floor to ceiling built in wardrobes with central mirror fronted doors, built in dressing table and carpeted flooring.

Door into:

### Bedroom Three

9'4" x 8'5" (2.84m x 2.57m)

Upvc double glazed window to the front elevation elevation, single panelled radiator and carpeted flooring.

### Family Bathroom

9'3" x 7'2" (2.82m x 2.18m)

Three piece suite comprising: Panelled 'P' shaped bath with mixer tap and electric shower with curved shower screen, low level flush w/c and pedestal wash hand basin, chrome heated towel rail, two Upvc double glazed windows to the side elevation with decorative frosted panels, tiled floor and built in storage unit with shelving.

### Outside

The property is situated on a generous corner plot with a large front garden mainly laid to lawn with flower beds stocked a wide variety of established mature shrubs and bushes. A block paved driveway provides off road parking for two vehicles which leads to the integral single bay garage. A paved pathway leads to the rear of the property where you will find a low maintenance patio garden which is bound by wood panelled fencing.

### Garage

Up and over door and courtesy door into the Utility Room.

### To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional

**Tel: 01352 762300**



photo's or a short video can emailed on request.

PLEASE NOTE: Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

\* Please Be Advised \*

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on

them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Opening Hours

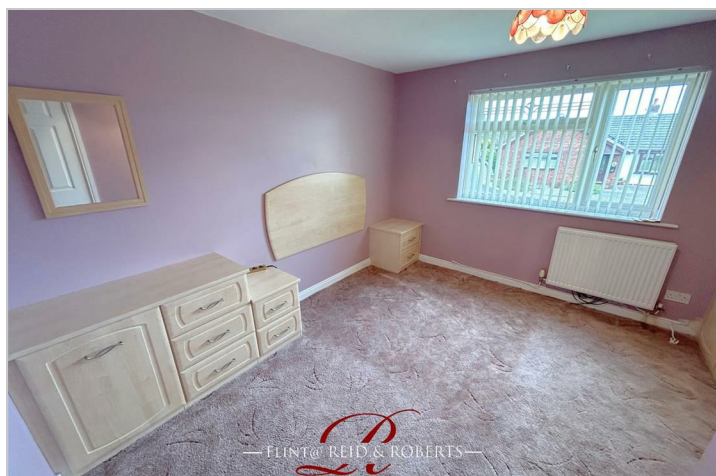
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



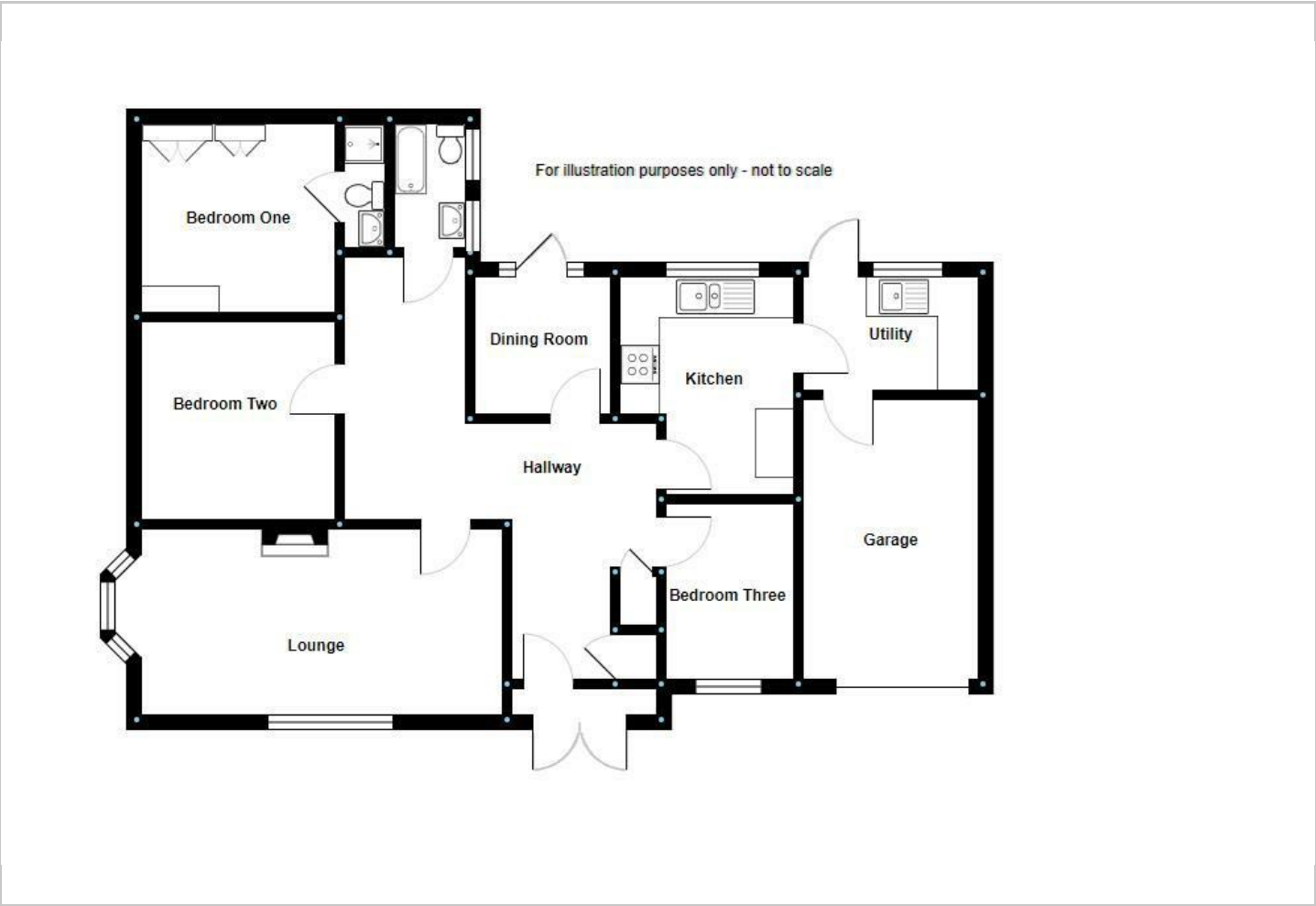
Hybrid Map



Terrain Map



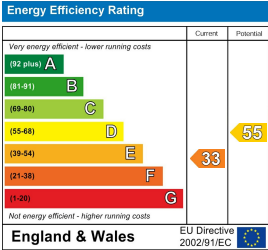
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.