

**4 Bryn Haf Picton Road, Penyffordd,  
Flintshire, CH8 9HR**

**Offers Over- £300,000**



**EPC - 0**

**Council Tax Band - D**

**Tenure - Freehold**



## SUMMARY

A detached bungalow located in the picturesque village of Penyffordd with stunning views of the North Wales Coastline and open countryside. The accommodation briefly comprises of entrance hallway, lounge, open plan living area and kitchen (which will require the works to be completed), W.C., utility room, three bedrooms and bathroom. The outside providing ample off road parking and gardens to the front and rear with garage ideal for storage. Viewing highly recommended to fully appreciate the property and its surroundings.





## Accommodation

The property is accessed via a modern uPVC double glazed door leading into the entrance hallway.

### Entrance Hallway

A good sized hallway, having lighting, radiator, power points, loft access hatch, fitted with an air purifier system and doors off.

### Lounge

14'3" x 11'2" (4.36 x 3.42)

Having Oak parquet flooring, lighting, power points, modern radiators, log burning fire with wall mounted T.V and complimentary surrounding hearth with two uPVC double glazed patio doors providing access to the front elevation.

### Kitchen/Living Area

23'6" x 21'3" (7.17 x 6.49)

Comprising of wall, drawer and base units with worktops over, integrated oven with four ring hob above, space for a freestanding fridge freezer, void for under counter washing machine and dishwasher, sink with a contemporary mixer tap over, lighting, power points, under unit lights to the wall units, space for a dining table, uPVC double glazed window to the rear elevation, roof lantern, uPVC double glazed double doors leading out to the rear garden and an opening into the utility room.

### W.C

4'8" x 4'5" (1.43 x 1.35)

Having inset spot lighting, extractor fan and a double glazed obscure window to the side elevation.

### Utility Room

10'2" x 5'3" (3.12 x 1.62)

Having lighting, power points, uPVC double glazed window to the front elevation, double glazed obscure door to the side elevation and a door off to the downstairs W.C.

### Bedroom One

9'11" x 9'1" (3.03 x 2.77)

Having lighting, power, modern radiator, integrated wardrobes and a uPVC double glazed window to the front elevation, enjoying unspoilt views across the coastline.

### Bedroom Two

10'0" x 8'4" (3.07 x 2.55)

Having, lighting, power, radiator and a uPVC double glazed window onto the side elevation.







### Bathroom

6'10" x 5'4" (2.09 x 1.65)

Comprising of a low flush W.C, hand wash basin with stainless steel taps over, bath tub with mixer taps and wall mounted shower over, lighting, partially tiled walls and a uPVC obscure double glazed window onto the side elevation.

### Bedroom Three

8'5" x 6'3" (2.59 x 1.92)

Having lighting, power, radiator and a uPVC double glazed window onto the side elevation.



### Outside

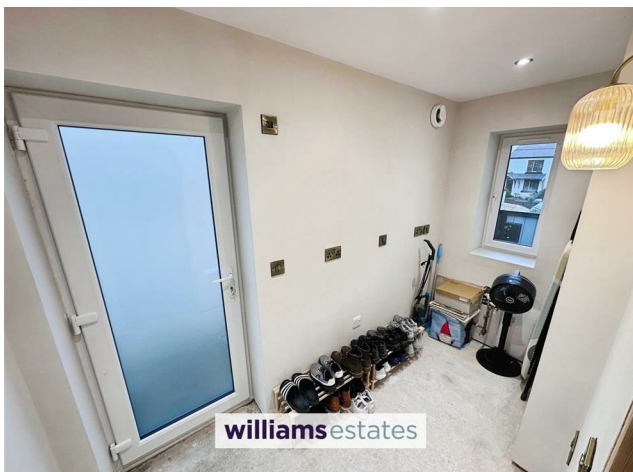
The property is approached via a good sized driveway providing ample off road parking. The garden to the front being laid to lawn with views towards the North Wales Coastline. A gate provides access onto the rear garden. The rear garden being mainly laid to lawn with a variety of plants, shrubs and trees and a wrought iron gate providing access onto the open countryside to the rear.

### Garage

Having an up and over door, window onto the side elevation and personal door allowing access onto the rear garden.

### Directions

Proceed from our Prestatyn office along the coast road through Gronant in the direction of Ffynnongroew. Continue through the village of Tan Lan and onto the dual carriageway. Bear right at the end of the dual carriageway up Llinegr Hill into Penyffordd. On entering the village turn right into Picton Road, continue along and the property can be seen on the left hand side.

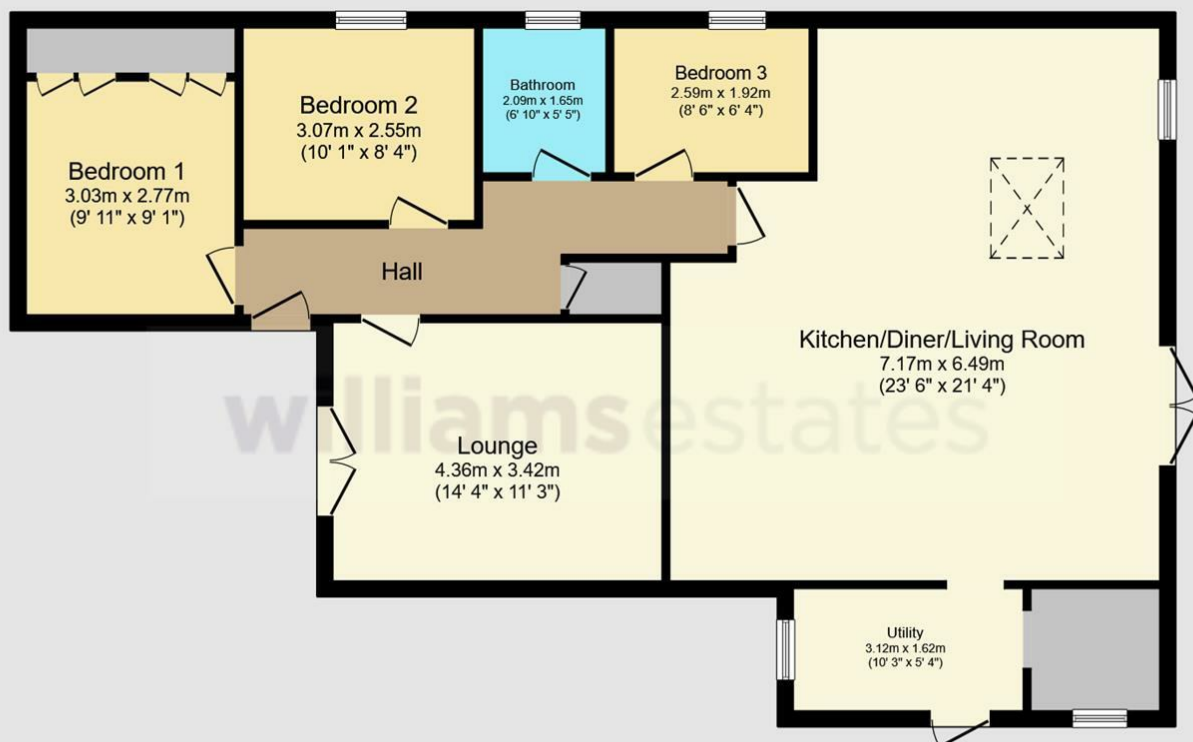












### Floor Plan

Floor area 103.9 sq.m. (1,118 sq.ft.)

Total floor area: 103.9 sq.m. (1,118 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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