

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

**£225,000**

 3  1  2  E

**EPC - E45    Council Tax Band - C    Tenure - Freehold**



# Maes Offa, Trelawnyd

## 3 Bedrooms - House - Semi-Detached

### Three-Bedroom Semi-Detached Home in Sought-After Village Location

This beautifully presented three-bedroom semi-detached property is ideally situated in a popular village location, offering the perfect balance of peaceful living and excellent transport links for commuters.

The home boasts a newly fitted modern kitchen, complemented by a separate utility room and a convenient downstairs W.C. A bright and spacious living room provides a comfortable space for relaxation and entertaining, while the stylish family bathroom serves the three well-proportioned bedrooms upstairs.

Externally, the property benefits from off-road parking and a private garden, making it an ideal choice for families. With its blend of contemporary features and village charm, this home is ready to move into and enjoy.

Early viewing is highly recommended.



### Accommodation

Via a uPVC double glazed door giving access to the porch.

### Living Room

16'4" x 10'9" (4.98m x 3.30m)

Having lighting, power points, wall mounted electric radiator, uPVC double glazed sliding patio doors giving access to the rear garden.

### Kitchen

12'9" x 10'0" (3.90m x 3.05m)

Comprising of wall, drawer and base units with complimentary worktop over, breakfast bar, wall mounted electric radiator, space for a free standing fridge freezer, four ring induction hob with stainless steel extractor hood over, built in electric oven and grill, power points, lighting, stainless steel sink and drainer with mixer tap over, uPVC double glazed window onto the front elevation and a door off into the conservatory.



### Conservatory

13'5" x 8'9" (4.09m x 2.67m)

Having a uPVC double glazed windows to the front and side elevation, wall lights, power points a door off into a downstairs W.C., and a door off into the utility room.

### W.C.

2'11" x 3'0" (0.90m x 0.92m)

Having a low flush W.C., hand-wash basin with taps over and a obscure double glazed window onto the side elevation.

### Utility Room

8'10" (max) x 6'6" (2.70m (max) x 1.99m )

Having a wall mounted electric heater, uPVC double glazed door and windows adjacent giving access to the rear garden, power points, plumbing for a washing machine, space for dryer and a good space for storage.

### Stairs to the first floor landing

Having a loft access hatch, lighting, power, storage cupboard housing the water tank and doors off.



### Bedroom One

12'7" x 10'4" (3.86m x 3.16m )

Having lighting, power points, wall mounted electric radiator, two uPVC double glazed windows onto the front elevation and a potential built in wardrobe space for storage.

### Bedroom Two

9'0" x 7'9" (2.76m x 2.37m)

Having lighting, power points, wall mounted electric radiator and a double glazed window over looking the rear garden.

### Bedroom Three

7'9" x 6'11" (2.37m x 2.12m)

having lighting, power points, wall mounted electric radiator and a uPVC double glazed window over looking the rear garden.

### Bathroom

6'4" x 6'4" (1.95m x 1.94m )

Comprising of a low flush W.C., hand wash basin with stainless steel mixer tap over, bath with stainless steel taps over, wall mounted shower over the bath with a glass screen protection, wall mounted heated towel rail, lighting and a uPVC obscure double glazed window onto the side elevation.

### 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 right onto Maes Offa follow the road round for 70 yards and the property can be found on your right hand side.

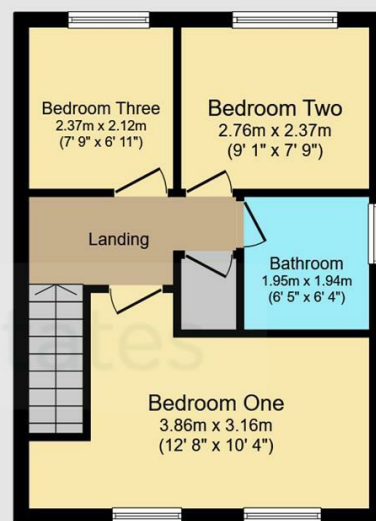
### Additional Notes

Primary school - Trelawnyd V.A. School - 0.3 Miles

A55 Junction 31 - 4.4 Miles







Total floor area: 88.6 sq.m. (954 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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