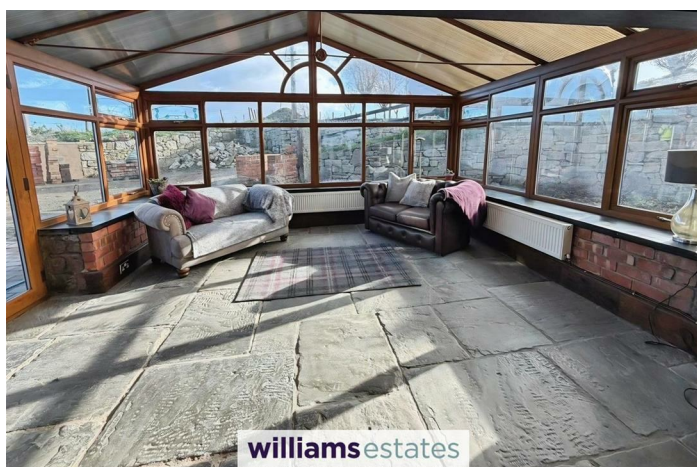




Trelogan Farm Cottage Trelogan, CH8 9BE

£399,000

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EPC - E50

Council Tax Band - F

Tenure - Freehold

, Trelogan

2 Bedrooms - House - Detached

An excellent opportunity to acquire a beautiful stone cottage located in the quaint village of Trelogan and surrounded by open countryside views. The spacious accommodation briefly comprises of conservatory, kitchen dining room, ground floor W.C., lounge, two double bedrooms and shower room. Outside providing ample off road parking, garage and gardens overlooking the neighbouring fields. Viewing highly recommended to fully appreciate what the property has to offer.



Accommodation

Via double doors leading into the conservatory.

Conservatory

16'9" x 14'4" (5.12 x 4.38)

Double glazing surrounding, two radiators, lighting, power points, stone flooring, double patio doors allowing access onto the rear patio and a uPVC double glazed door leading into kitchen diner.

Kitchen Diner

22'5" x 14'1" (6.84 x 4.31)

Comprising of wall, drawer and base units with a complementary worktop over, free standing cooker, sink and drainer with stainless steel mixer tap over, space for freestanding fridge freezer , void for a washing machine, void for dishwasher, feature beamed affect ceilings, lighting, power points, feature tiled flooring, radiator, double glazed windows onto the side elevations, space for dining and W.C. off and door into the lounge.

Ground Floor W.C.

5'2" x 2'5" (1.59 x 0.76)

Comprising of Low flush W.C., vanity hand wash basin, extractor fan, inset spot lighting, feature tiled flooring,

Lounge

18'1" x 14'4" (5.53 x 4.39)

Having lighting, power points, radiators, store cupboard, feature ceiling with exposed beams, feature exposed stone walling, feature log burner, door off with stairs off to the first floor, double glazing to the side elevations with one side enjoying views towards the Wirral.

Stairs Off To The First Floor

Having doors off.

Bedroom

20'4" x 15'2" (6.20 x 4.64)

Having lighting, power points, radiators, double glazed windows onto the side elevations, exposed stone walling, feature beamed ceiling, store cupboard and door off into the further bedroom.



Bedroom

24'4" x 14'2" (7.42 x 4.32)

Having a timber personal door to the side elevation giving access onto the garden, lighting, power points, radiator, feature beamed ceiling, double glazed windows to the side and rear elevations, with views out towards the Wirral.

Shower Room

8'2" x 5'1" (2.51 x 1.55)

Comprising of a low flush W.C., vanity hand wash basin with his and hers sinks with stainless steel taps over, walk in shower enclosure with wall mounted shower head, wall mounted heated towel rail, light up mirror, lighting and a double glazed frosted glass window onto the side elevation.

Garage

19'1" x 10'5" (5.83 x 3.19)

Having lighting, power points, own W.C. facility, Belfast sink, ideal space for storage.

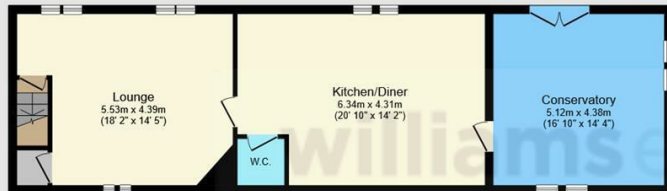
Outside

The property is approached via double gates allowing access onto a long driveway providing ample off road parking. The driveway leads to a garage providing ample storage. The garden is to the side of the property and is mainly laid to lawn with a variety of trees and shrubs, overlooking the neighbouring countryside and is bound by fencing.

Directions

From the Prestatyn office proceed away from Prestatyn on the coast road towards Flint after about 2 miles turn right up Gwespyr Hill turning left signposted Glan y afon and at the crossroads turn right towards Trelogan. Continue towards the village and just before the Afon Goch pub turn left. Follow this road down taking the first left, follow the track down towards the left where this property can be found on the left hand side.





Ground Floor
Floor area 72.7 sq.m. (782 sq.ft.)



First Floor
Floor area 52.5 sq.m. (566 sq.ft.)

Total floor area: 125.2 sq.m. (1,348 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) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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