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**19 Llys Dewi, Penyffordd, Flintshire,  
CH8 9LA**

**£155,000**



**EPC - D66   Council Tax Band - D   Tenure - Freehold**

# Llys Dewi, Penyffordd

## 2 Bedrooms - House

A well-presented two-bedroom semi-detached home located in the desirable village of Penyffordd. This charming property features a modern kitchen, a bright and airy conservatory, and low maintenance gardens to both the front and rear. It also benefits from convenient block paved drive way providing off road parking. Ideal choice for first time buyers or down-sizers.



### Accommodation

Via a uPVC double glazed obscure door leading into:

#### Enterance Hall

Having lighting, radiator, wall mounted electric meter, tiled floor and door leading into the lounge.

#### Lounge

Having lighting, power points, two radiators, T.V aerial point, cupboard under the stairs for storage, media wall with built in electrics, a uPVC double glazed bay window to the front and a uPVC double glazed window onto the side.

#### Kitchen

11'1" x 10'9" (3.39m x 3.30m )

Comprising of wall drawer and base units with complimentary worktops over, belfast sink with stainless steel mixer tap over, double integrated electric oven, five ring gas hob with extractor fan above, integrated fridge freezer, integrated dishwasher, inset spot lighting, power points, radiator, integrated washing machine, space under the stairs ideal for storage, opening into the conservatory, tiled floors and stairs to the first floor landing.

#### Conservatory

8'5" x 12'7" (2.58m x 3.85m)

Having lighting, power points, radiator, uPVC double glazed windows surrounding, space for dining, tiled flooring and uPVC double glazed patio doors giving access into the garden.

#### First Floor Landing

Having lighting, power points, storage cupboard, loft access hatch and doors off.

#### Bedroom One

13'0" x 9'6" (3.97m x 2.91 )

Having lighting, power points, radiator and a uPVC double glazed window onto the front.



## Bedroom Two

9'8" x 12'11" (2.97m x 3.94m )

Having lighting, power points, radiator and over the stairs storage cupboard and a uPVC double glazed window onto the rear.



## Bathroom

8'2" x 6'4" (2.50m x 1.95m )

Comprising of a flow flush W.C., P shaped bath with glass splash screen and stainless steel mixer tap over, wall mounted shower head, vanity hand wash basin with stainless mixer tap over, wall mounted heated towel rail, inset spot lighting, wall mounted boiler, panelled walls, tiled floors and two uPVC double glazed obscure windows onto the side.



## Outside

To the front there is a double block paved driveway providing off road parking, complemented by sturdy timber fencing. The outdoor space includes a neat lawn area, a striking palm tree, and raised flower beds filled with a variety of bushes and shrubs. The rear features a well-presented outdoor space with a spacious slabbed patio area ideal for entertaining, complemented by a pathway leading to the front. One side is finished with decorative stones, while the rear boasts low-maintenance slate chippings. A charming summer house provides a relaxing retreat, and the garden is enclosed by timber fencing. Raised flower beds and a palm tree. Practical touches include outdoor power, an external tap, and a convenient shed/unit located to the side.

## Direction

Proceed from Prestatyn office onto the Coast Road. Continue along passing through Gronant and onto the Ffynnongroew by pass. Towards the end of the by pass take the right turning signposted Pen Y Ffordd. Continue up the hill and follow the road along onto Fawr Road. Take the left hand turning onto Maes Emlyn and at the T junction turn right. Pass the school and Llys Dewi is on the right hand side.





Ground Floor

Floor area 46.4 sq.m. (500 sq.ft.)

First Floor

Floor area 34.3 sq.m. (369 sq.ft.)

Total floor area: 80.7 sq.m. (869 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](http://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>		
(55-68)	<b>D</b>	66	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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