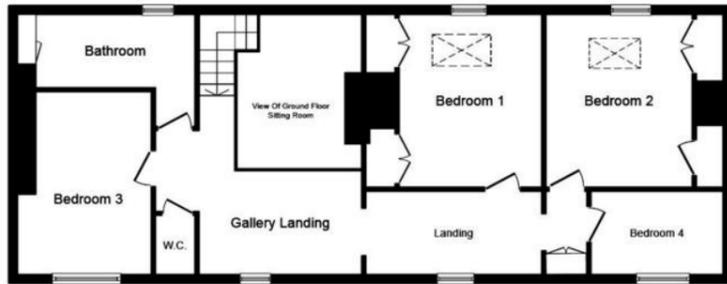
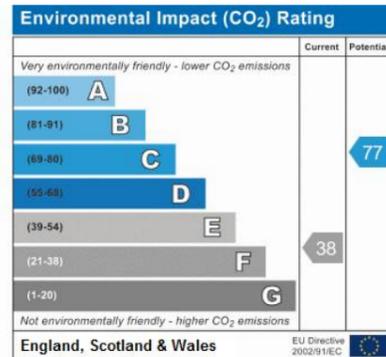
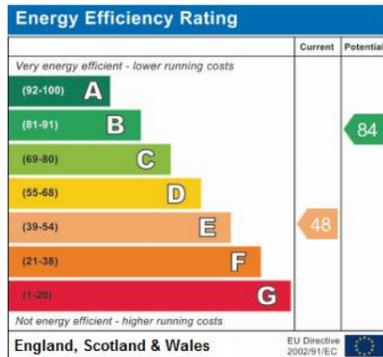


Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



COUNCIL TAX BAND
Tax band F

TENURE
Freehold

LOCAL AUTHORITY
Flintshire County Council

DATE:
10th September 2019



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£280,000

- FOUR BEDROOMS
- VILLAGE LOCATION
- AMPLE OFF ROAD PARKING
- THREE RECEPTION ROOMS

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
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DESCRIPTION

This detached country house is situated in the centre of the popular village of Trelawnyd which has an Inn and primary school. The property boasts a wealth of charm and character with an Inglenook style fireplace, Galleried Landing, parquet wood block flooring and heavily beamed ceilings. It affords two reception rooms, four bedrooms, large garden and ample off road parking. Benefitting from oil fired heating the property must be viewed internally for the size and character to be fully appreciated. The A55 expressway is easily accessed making commuting to all North Wales coastal towns and Chester about thirty five miles.

uPVC double glazed door into **ENTRANCE HALL** 13' 10" x 4' 11" (4.23m x 1.51m) With power points, radiator, beamed ceiling, uPVC double glazed to front elevation with deep sill and over mantle.

LOUNGE/DINER

29' 3" x 19' 3" (8.93 (max)m x 5.88m) With an Inglenook styled fireplace housing a multi fuel burner with over mantle and hearth, heavily beamed ceiling, parquet woodblock flooring, power points, two uPVC double glazed windows overlooking the main road, three radiators, powerpoints, uPVC double glazed French doors and side panels giving access on to the garden.

SITTING ROOM

18' 8" x 13' 8" (5.69m x 4.17m) With a continuation of the wood block parquet flooring, fireplace with feature stone surround housing a multi fuel burner, double panelled radiator, uPVC double glazed window with a duel aspect, heavily beamed ceiling, power points,

under stairs storage cupboard and staircase rising off to a Galleried Landing with timber tongue and groove vaulted ceiling.

KITCHEN

15' 0" x 15' 1" (4.59m x 4.62m) Having a range of oak fronted base cupboards and drawers with worktop surface over, one and a quarter single drainer stainless sink unit with mixer tap over, part tiled walls, double panelled radiator, beamed ceiling, tiled floor, feature brick fireplace housing a 'Smeg' oven with six ring hob, a cupboard houses the meters for electric, oil and for the solar panels. uPVC double glazed window overlooking the garden with a stable styled door giving access to the garden.

UTILITY ROOM

14' 10" x 4' 0" (4.54m x 1.24m) Housing the oil fired boiler, space for freezers, beamed ceiling, window to rear, space for tumble dryer with worktop surface over and plumbing for automatic washing machine

Stairs from the Sitting Room rise up to a feature Galleried Landing which is currently used as a Study area with double panelled radiator, power points and window overlooking the garden.

BEDROOM ONE

12' 8" x 12' 5" (3.87m x 3.80m) With uPVC double glazed window overlooking the main street, velux style window allowing in natural light, radiator, built-in wardrobes and exposed ceiling purlins.

BEDROOM TWO

12' 1" x 11' 8" (3.70m x 3.58m) With uPVC double glazed window to the main street, velux window allowing natural light, double panelled radiator, exposed roof purlins, power points and built-in storage.

BEDROOM FOUR

10' 2" x 6' 0" (3.11m x 1.85m) With radiator, power points and uPVC double glazed window overlooking the garden.

BEDROOM THREE

12' 1" x 11' 8" (3.70m x 3.58m) With double panelled radiator, uPVC double glazed window with stunning views over rooftops towards the countryside, powerpoints and exposed roof purlins.

BATHROOM

11' 9" x 8' 10" (3.60m x 2.70m) Having a four piece suite in white comprising large panelled bath, lowflush w.c, pedestal wash hand basin, large walk-in shower cubicle, tiled walls, tiled floor, double panelled radiator and obscure glazed window.

W.C

4' 6" x 2' 11" (1.39m x 0.91m) With low flush w.c and wall mounted wash hand basin.

OUTSIDE

Double wrought iron gates give access to a gravelled parking area providing space for

several vehicles with a timber constructed Garden Store. A timber gate leads to a large enclosed garden which enjoys an extensive paved patio with lawn adjoining with a large timber constructed Garden Store, aluminium framed Greenhouse, ornamental fish pond, mosaic style paved seating area, mature apple tree, raised bed ideal for a vegetable patch, screened oil storage tank and log store. Outside security lighting and water tap.

SERVICES

Mains electric and drainage are believed available or connected with water by way of a meter and heating by way of oil. The property benefits from Solar Panels which currently generate around £2,500 per annum. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and at the mini roundabout continue straight across and proceed through the village of Meliden, at the traffic lights turn left onto Waterfall Road and proceed to the next set of lights turning left onto Dyserth High Street. Proceed into the village of Trelawnyd, passing the school on the left hand side the rear of the property will be seen on the right just before the 'Crown Inn,' turn right onto Well Lane.

