



FOXFIELDS, Marian, Trelawnyd, Flintshire, LL18 6EB

PETER LARGE
The Plum Collection



FOXFIELDS
MARIAN
TRELAWNYD
FLINTSHIRE
LL18 6EB

A detached family home
standing in just under three acres of land
with paddocks, outbuildings, Annexe and stables.

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19 Meliden Road, Prestatyn, Denbighshire LL19 9SD

Survey & Energy Assessors

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DESCRIPTION

An opportunity to acquire a detached family home standing in just under three acres of land with paddocks, Outbuildings, Garage, Annexe and Hay barn. Situated in the hamlet of Marian, near Trelawnyd which offers primary school, Inn, Petrol station with convenience store and well known 'Jacksons' garden centre. The A55 expressway makes for ease of commuting to all North Wales coastal towns and Chester about thirty five miles. The property is spacious and has been modernised by the current owners to provide a home with modern refinements to include a large kitchen/diner with underfloor heating, master bedroom with en-suite facility, two additional double bedrooms, conservatory and utility room. Having the additional benefit of two dormer rooms, oil fired central heating and double glazing.

Timber and glazed 'French' doors give access into:-

L SHAPED RECEPTION HALL

With a Victorian style radiator, power points, dado rail, cloaks cupboard, coved ceiling and inset spotlighting.

LIVING ROOM

19' 10" x 14' 10" (6.07m x 4.53m) Having a feature brick fireplace housing a multi fuel stove on a raised hearth with display alcoves and timber mantel, timber effect flooring, beam ceiling, Victorian style radiator, power points, double glazed window enjoying an outlook over the front garden, exposed brick wall to part with opening to:-

KITCHEN WITH DINING AREA

20' 4" x 17' 11" (6.20m x 5.48m) Having an extensive range of base cupboards and drawers with a mixture of solid pine, cream and coloured front finishing with granite worktop surface over, wall mounted units, built-in basket storage, central island with base cupboards, integrated dishwasher and further granite worktop surface with inset ceramic double 'Belfast' sink with mixer tap over, Rangemaster Aga with five ring LPG hob and electric double oven with grill, part tiled walls power points, inset spot lighting, two double glazed windows overlooking the rear garden with a feature gable window allowing in natural light, porcelain tiled floor with under floor heating, a feature wood burning stove, Bi-folding double glazed doors give access onto the garden with double glazed doors leading into:-

CONSERVATORY

16' 4" x 6' 9" (5.00m x 2.06m) With exposed brick walls to part, outlook over the garden, timber flooring with inset lights, wall mounted air conditioning unit/heater.

UTILITY ROOM

11' 7" x 10' 4" (3.55m x 3.16m) maximum measurement. With plumbing for an automatic washing machine, power points, coved ceiling, door leading to the rear

garden, window to the rear elevation, base unit with granite worktop surface, tiled floor, space for tumble dryer with open shelving and radiator.

MASTER BEDROOM

15' 9" x 15' 3" (4.82m x 4.65m) Having a double glazed window to the front elevation, vertical wall mounted radiator, power points coved ceiling and inset spotlighting.

ENSUITE

9' 8" x 3' 10" (2.95m x 1.17m) With a large purpose built shower cubicle with rainfall shower head, body jets and splash screen, w.c., circular wash hand basin with open shelving beneath, obscure glazed window allowing in natural light, part tiled walls, tiled floor, coved ceiling and inset spotlighting.

BEDROOM TWO

13' 10" x 9' 4" (4.23m x 2.87m) With a double glazed window having an outlook over the rear, radiator, coved ceiling and power points.

BEDROOM THREE

13' 0" x 10' 7" (3.97m x 3.23m) With a double glazed window to the front elevation, coved ceiling, power points and radiator.

BATHROOM

9' 10" x 7' 11" (3.00m x 2.42m) Having a three piece suite comprising a roll top claw foot free standing bath on a raised plinth, low flush w.c., wash hand basin with a cast iron base, panelled walls to dado height, coved ceiling, inset spotlighting, tiled floor, Victorian style radiator incorporating towel rail, tiled floor and obscure glazed window.

Stairs from the Utility Room lead up to:-

DORMER ROOM ONE/STUDY

27' 6" x 6' 3" (8.40m x 1.91m) maximum. Having inset spotlighting, two Velux windows, built-in desk, power points, eave storage and a wall mounted air conditioning unit/heater.

DORMER ROOM TWO

15' 9" x 7' 10" (4.81m x 2.41m) With radiator, large Velux window enjoying an outlook over open countryside, exposed timber floor boards and a useful storage cupboard with light installed.

DOUBLE GARAGE/ANNEXE

25' 9" x 21' 4" (7.85m x 6.52m) maximum measurement. This has been converted to an Annexe but retains the two double doors if a garage is required.

Having power and light with an open plan lounge/kitchen diner with a number of wall and base units with sink unit, loft access points, electric fire to the lounge area, shower room with w.c., wash basin and shower cubicle, bedroom area and walk-in cupboard housing the oil fired boiler which services the domestic hot water and heating system. A personnel door gives access to the rear garden.

OUTSIDE

A five bar double gate leads onto a private driveway with access to a small paddock which is screened to part by mature trees with a parking area leading to a detached brick built GARAGE under a pitch roof with power and light installed accessed via double timber doors. A gravelled driveway provides additional parking for several vehicles and access to a CARPORT and the Annexe (which was once a double garage and could be utilised as such again). Pathway leads to the front entrance having a timber Pergola with a private lawn garden adjoining with an established variety of plants, shrubs and trees providing privacy and all year round interest. The garden continues to the side of the property with a decked seating area which can be accessed from the kitchen. A pedestrian gate to the side of the property gives access to the rear garden with brick paved pathway and covered area ideal for storage with an established 'Wisteria,' having a brick paved patio with adjoining gravelled paths to borders of interest with a variety of climbing roses, ornamental pond, raised decked seating area, concealed oil storage tank, lawn adjoining with further decked seating area and pedestrian access to the stable area. Off the private driveway there is a five bar gate which leads to a Greenhouse with an area ideal for vegetable plot and currently has a variety of fruit bearing bushes, an extensive OUTBUILDING measuring in length approximately 18 meters with an attractive six arches with hen house adjoining, further HAY BARN and orchard area with a variety of trees. A paddock to the far end of the grounds lends itself for use as a pony paddock with Stable Block having three loose boxes with power and light installed and a concrete yard with a timber constructed store used for tack and feed storage with a further WORKSHOP.

SERVICES

Mains electric, water and drainage are believed available or connected to the property with heating by way of oil and super fast fibre to home broadband. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

Proceed from the Prestatyn office turn right onto Meliden Road and at the traffic lights turn left onto Fforddlas and continue up the Hillside, through the village of Gwaenysgor to the crossroads and continue straight across and proceed to the T-junction and turn left into Trelawnyd, take the turning left, opposite the garage, as one leaves the village towards Trelogan. Continue for about half a mile and the entrance to the property will be seen on the left hand side with a 'For Sale' sign opposite.

VIEWINGS

Strictly by appointment with the Agents, Peter Large Estate Agents, Prestatyn Office, 19 Meliden Road, Prestatyn, LL19 9SD. Telephone 01745 888100. Email prestatyn@peterlarge.com

OPENING HOURS

Mon-Fri 9.15am - 5.30pm
 Sat 9.15am - 4.30pm
 Sun 10:00am - 2:00pm

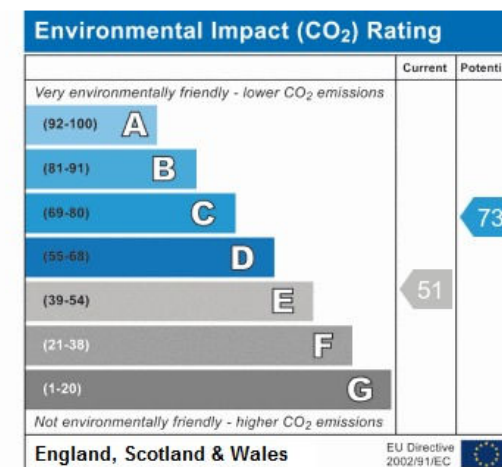
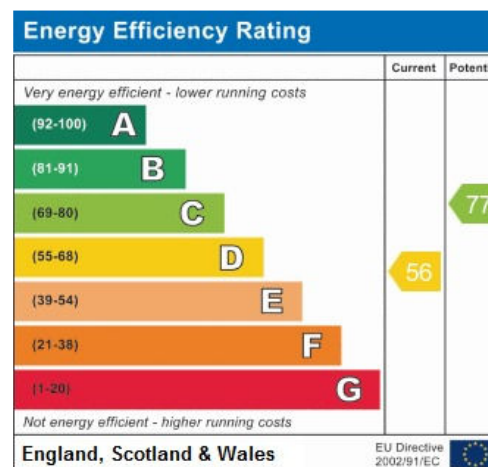
MARKET APPRAISAL

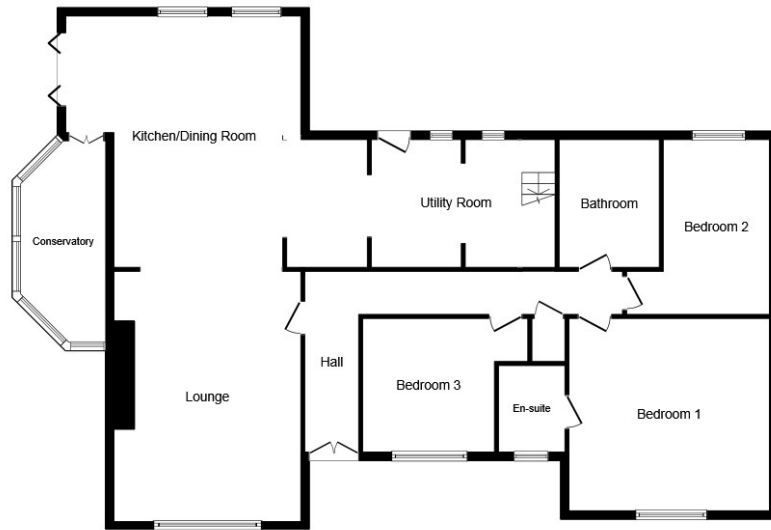
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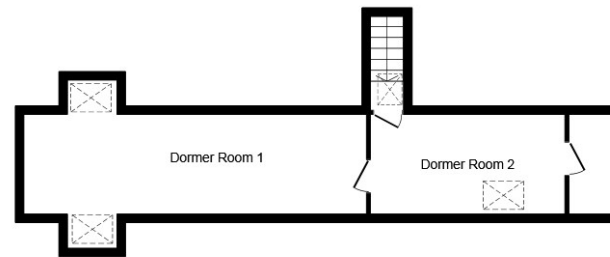
LOCAL AUTHORITY Flintshire County Council

TENURE Freehold





Ground Floor



First Floor

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



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

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