



Llys Y Faenol | Hawarden | Deeside | CH5 3SR

Offers in the region of £225,000



ROSE RESIDENTIAL



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A beautifully presented three bedroom barn conversion, situated within a well maintained cul-de-sac and offering spacious, contemporary living throughout. The accommodation briefly comprises an entrance hall with access to a ground floor cloakroom, a generous lounge with double doors opening onto the garden, and a modern kitchen/diner. To the first floor are three bedrooms, a family bathroom and an en-suite shower room to the main bedroom. Externally, the property benefits from two allocated parking spaces, a low-maintenance rear garden and well-kept communal grounds.

### Entrance & Hallway

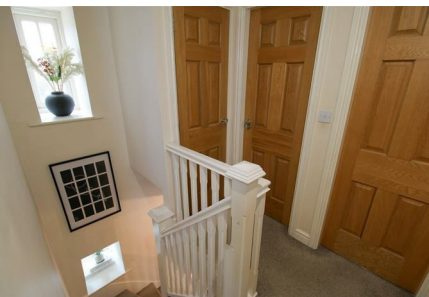
A part-glazed wooden entrance door opens into the hallway, from which further doors lead to the downstairs w/c and lounge. The hallway provides an excellent and practical space for the storage of coats and shoes.

### Downstairs WC

A convenient downstairs cloakroom fitted with a low level WC, pedestal wash hand basin, radiator and a front facing double glazed window with frosted glass for privacy.







### Lounge

14'7" x 11'8" (4.47m x 3.58m )

A bright and spacious living area featuring attractive rear facing French patio doors opening to the rear of the property. The room is finished with stylish laminate flooring and benefits from two radiators, together with stairs rising to the first floor and a useful storage cupboard beneath.

### Kitchen & Dining

20'6" x 8'7" (6.26m x 2.63m )

Recently upgraded and fitted with a contemporary range of wall and base units with complementary work surfaces incorporating a stainless steel sink with chrome mixer tap. Dual aspect windows allow an abundance of natural light to flood the room. Integrated appliances include a four-ring gas hob with extractor over and oven beneath, fridge and freezer, dishwasher, with additional space for a washing machine. The space is finished with tiled flooring to the kitchen area, laminate flooring flowing through from the lounge into the dining area and radiator.

### Stairs & Landing

A carpeted staircase rises from the lounge to a spacious landing, featuring two front facing uPVC double glazed window as you ascend. Doors lead to the bedrooms, storage cupboard and the bathroom, with access to the loft.

### Bedroom One

11'5" x 8'7" (3.50m x 2.63m )

A generous main bedroom featuring a rear facing double glazed window, fitted carpet, and a radiator. An additional door provides access to the en-suite.

### En-Suite Shower Room

Fitted with a walk in shower cubicle with mains fed mixer shower, pedestal wash hand basin, and low level WC. There is a rear facing double glazed window, tiled effect vinyl flooring and radiator.

### Bedroom Two

9'1" (max) x 8'0" (2.79m (max) x 2.45m )

The second bedroom is capable of being a small double bedroom or spacious single. There is a front facing double glazed window, fitted carpet and radiator.







### Bedroom Three

9'1" x 8'0" (2.79m x 2.45m )

Currently utilised as a home office, this versatile single bedroom features a rear facing double glazed window, radiator and fitted carpet.

### Family Bathroom

Fitted with a three piece suite comprising of panelled bath with mains fed shower over and glazed shower screen, pedestal wash hand basin and low level WC. There is a front facing double glazed window with privacy glass, radiator and partly tiled walls.

### External

Externally, the property offers a private and easily maintained rear garden with gated access, together with two allocated parking spaces positioned to the front.

### Disclaimer

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### Anti Money Laundering (AML) Checks

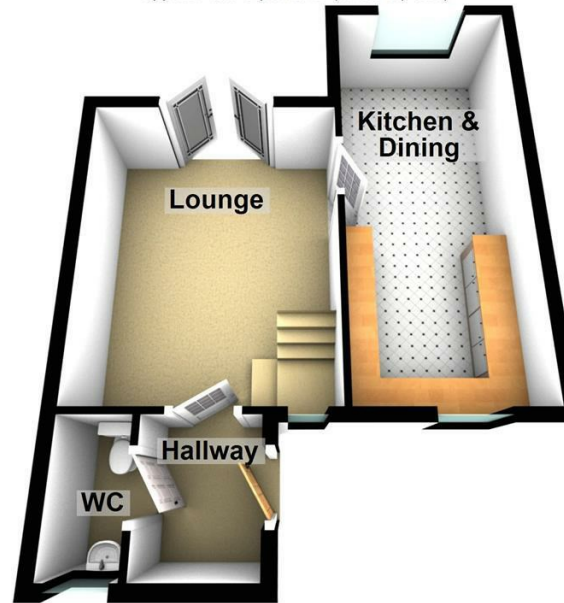
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### Ground Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



### First Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 71.0 sq. metres (764.0 sq. feet)

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>		
(39-54) <b>E</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	

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