



Rhewl Fawr Road

Penyffordd, CH8 9HJ

Offers Around £220,000



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Lounge:

23'1" x 11'1" (7.04m x 3.39m)

Feature stone wall with wood-burner set into a rustic stone fronted fireplace, creating a cosy atmosphere. Original cast iron stove (not in use) to the opposite end, two windows to the front elevation and a Upvc double glazed frosted front door. Exposed wooden floorboards.

Kitchen:

12'11" x 10'11" (3.94m x 3.33m)

This kitchen blends rustic charm with practical design. The kitchen area includes a built-in oven, space for a fridge freezer, one and a half stainless steel sink unit with mixer tap over, void and plumbing for a washing machine, five ring gas hob with extractor fan over, double panelled radiator, two uPVC double glazed window to the rear elevation overlooking the rear garden and polycarbonate roof panels letting an abundance of light in, uPVC frosted door to the side elevation.

Dining Room

7'10" x 15'9" (2.40m x 4.81m)

The dining room is a bright space with a Upvc frosted door to the front elevation and wooden flooring. It offers ample room for a dining table and chairs and connects directly to the main kitchen, making it convenient for entertaining and family meals.

Additional Reception Room

12'0" x 8'10" (3.65m x 2.70m)

Light and spacious room with door leading to the rear elevation.

Ground Floor Shower Room:

6'3 x 3'6 (1.91m x 1.07m)

Fitted with a three piece suite comprising overhead shower with glazed sliding door, pedestal wash hand basin set in feature exposed stone, low level flush w.c and built in storage along with a frosted upvc double glazed window to the rear.

Landing:

The first floor landing has a Velux window, exposed timber beam, wood flooring, Storage cupboard housing the gas central heating boiler and doors into:

Master Bedroom:

11'7" x 11'7" (3.54m x 3.53m)

The master bedroom has exposed wooden floorboards. A window to the front elevation provides natural light, double panelled radiator and benefits from an adjoining room with the potential to become en-suite bathroom or walk in wardrobe for added convenience.

Bedroom Two:

11'8 x 11'5 (3.56m x 3.48m)

A double room with double glazed window to the front elevation, and exposed wooden floors and double panelled radiator.

Loft Room

21'10 x 7'7 (6.65m x 2.31m)

Leading from the main kitchen and having two double glazed windows and exposed beams.

Bathroom

7'8" x 6'9" (2.33m x 2.07m)

Fitted with a three piece suite comprising panelled bath with overhead shower attachment, low level flush w.c, and a pedestal wash hand basin. Laminated tile effect flooring, frosted double glazed window to the rear elevation, recessed spotlights.

En Suite/Additional Room:

6'6" x 6'6" (1.99m x 1.99m)

Unfinished en-suite has exposed ceiling beam and upvc double glazed window to the rear elevation, and has a double panelled radiator.

Rear Garden

This rear garden area is a primarily paved and gravel courtyard space with raised flower beds and mature plants, enclosed by walls and fencing. It includes a garage and outbuilding providing useful storage and workshop areas. Steps lead up to a more planted garden area with greenery and flowers, offering a pleasant outdoor space for growing and relaxing.

Timber Outbuilding:

Timber-built outbuilding located within the rear garden, offering useful storage space. The structure would benefit from refurbishment and improvement, providing potential for a practical storage area or workshop.

Hallway/Kitchen:

The center of the house exposes beautiful stone wall, tiled flooring and a bespoke spiral staircase leading to the first floor. The second kitchen offers wall and base units, with a stainless steel sink and drainer with mixer tap over and simple wooden cabinets with roll top work surfaces over. It includes a sink and space for a cooker, with laminate tile effect flooring and splash back tiling and a window providing natural light. Doors into:

Accommodation Comprising:

12'11 x 10'11 (3.94m x 3.33m)

Stone wall with wooden gate leading up to the storm porch and front door into:

Making An Offer

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Saturday 9am - 4pm

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Road Map



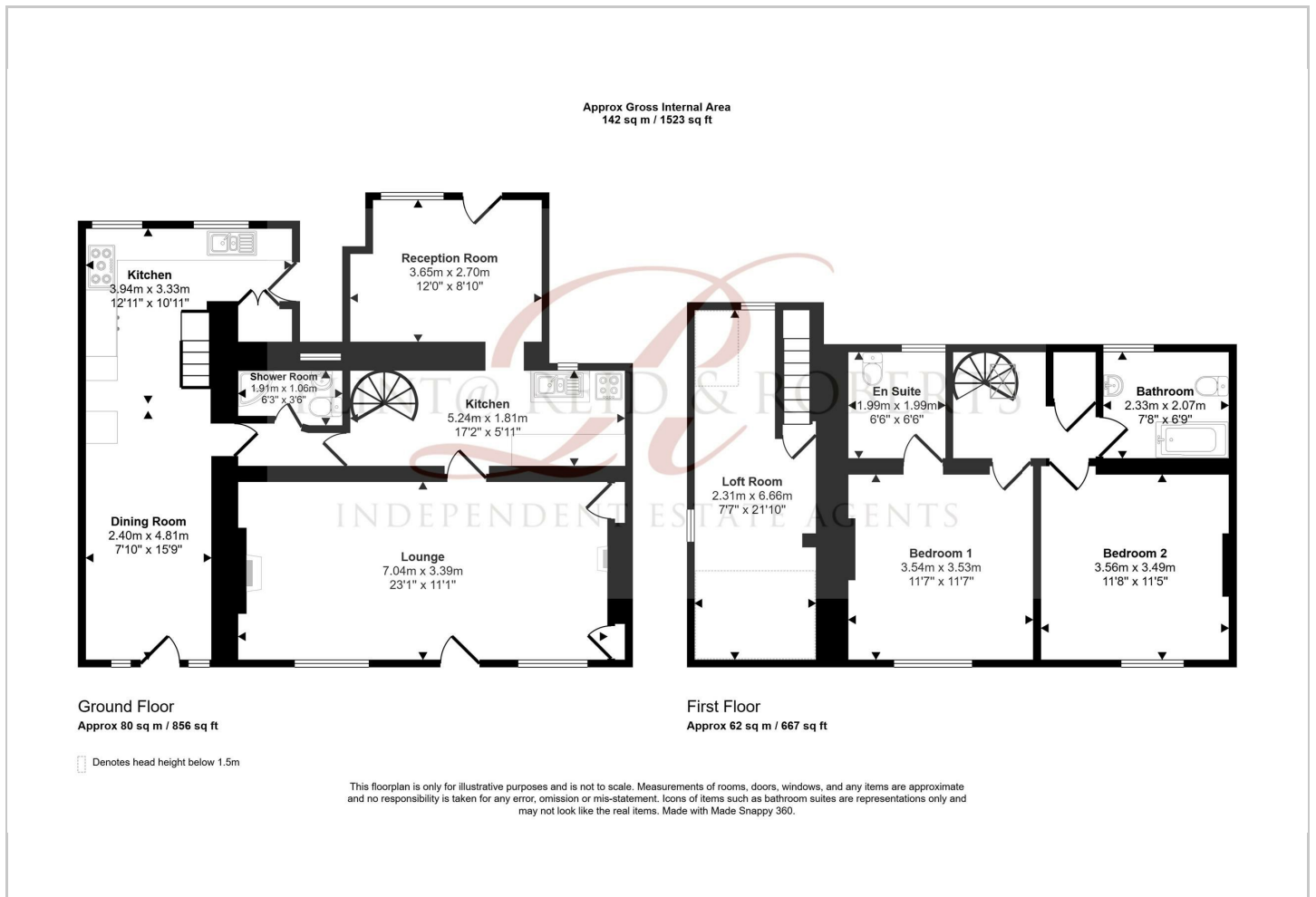
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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