



**12 Llys Dedwydd, Pentre Halkyn, Pentre Halkyn, Flintshire, CH8 8AN**

**£175,000**

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**EPC - B87 Council Tax Band - C Tenure - Freehold**

# Llys Dedwydd, Pentre Halkyn

## 2 Bedrooms - Bungalow - Semi Detached

**\*\* CHAIN FREE \*\*** A Two bedroom semi-detached bungalow situated in the much sought after village of Pentre Halkyn. Accommodation briefly comprises:- Entrance Hall, Fitted Kitchen, Living Room, Two Bedrooms and a Bathroom. The property also benefits from Solar Panels and Air Source Heating. There are well maintained gardens to the front and rear and views over towards the Wirral Peninsula. **VIEWING HIGHLY RECOMMENDED**  
Council Tax Band -C Tenure - Freehold EPC - B87



### Description

A two bedroom semi-detached bungalow located in a cul-de-sac off Brynford Road, approximately  $\frac{3}{4}$  mile from the A55, 4 miles Holywell town centre, and 4 miles from Flint town centre.

### Accommodation

Double glazed frosted panel door with matching side panel with leaded effect allows access to;

### Entrance Hall

With radiator, cloaks cupboard and laminate floor.

### Kitchen

8'3" x 8'1" (2.51 x 2.46)

With uPVC glazed window to the side elevation, stainless steel sink and matching wall and base units with complimentary work surface over. Integrated appliances provide single electric oven and hob. Space for fridge, freezer, tumble dryer and plumbing for an automatic washing machine and radiator.

Complementary tiling to the splash back area's, vinyl tiled floor and glazed leaded window to the living room.

### Living Room

16'3" x 9'10" (4.95 x 3.00)

With box bay leaded uPVC window to the front elevation, coving and double radiator, and electric fire with timber surround. Door leading to:

### Inner Hallway

Built-in cupboard housing the air source boiler, loft access, carpeted flooring.

Doors in to:

### Bathroom

White three piece suite comprising: Panelled bath with wall mounted electric shower over, low flush W.C. and a pedestal sink unit. Upvc frosted window to the side elevation, radiator, partially tiled walls and vinyl flooring.

### Bedroom One

11'7" x 9'10" (3.53 x 3.00)

With Double Radiator and uPVC glazed window to the rear elevation.



## Bedroom Two

8'7" x 8'3" (2.62 x 2.51)

With Double Radiator and uPVC glazed window to the rear elevation.

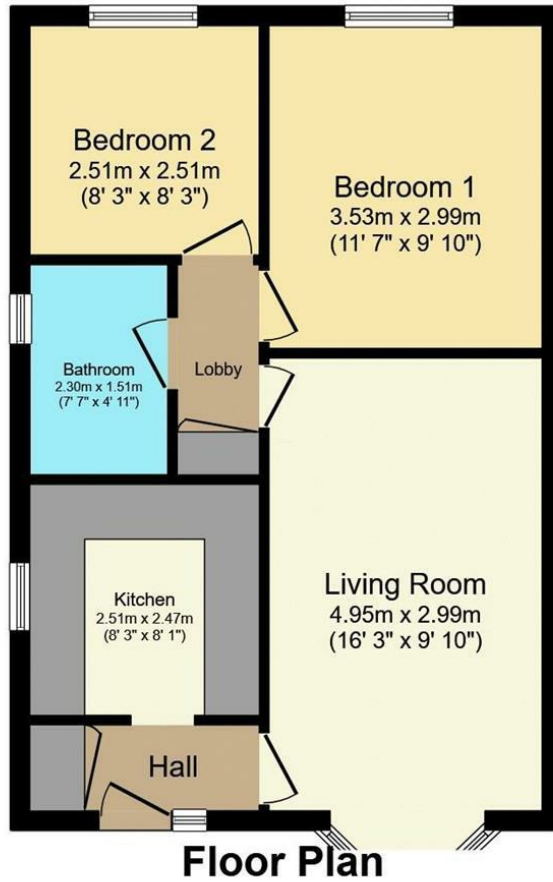
## Outside

A drive to the front allows ample room for parking. With well maintained lawned garden and established shrubs. A timber fence and gate gives access to the rear where there is a seating area and further lawned garden with timber shed, and views overlooking the wirral peninsula.

## Directions

From our Mold office turn right and proceed to the roundabout and take the first exit onto Lead Mills then take the third exit onto A541 follow this road for approximately 2 miles then turn right onto B5123. Stay on B5123 for 2.5 miles then turn left onto Pentre Road, Head north-west on Pentre Rd/B5123 towards Heol Tywysog, Turn left onto Brynford Road and LLys Dewydd will be on the right hand side. Upon entering the cul-de sac the property will be found on the right hand side.





Total floor area 48.9 m<sup>2</sup> (526 sq.ft.) approx

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>87</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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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.