

**2 Woodlands Main Road, Ffynnongroyw,  
Holywell, CH8 9TD**

**£115,000**

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**EPC - D59**

**Council Tax Band - A**

**Tenure - Freehold**

# Main Road, Holywell

## 2 Bedrooms - House - Terraced

A two bedroom terraced house in the sought after village location of Ffynnongroyw is a definite gem. With recently fitted shower room, off-road parking and tiered garden, it's perfect for first time buyers looking to start their journey on the property ladder. You won't want to miss out on this opportunity.



### Accommodation

via a timber door leading into;

### Living Room

12'04 x 13'03 (3.76m x 4.04m)

Having inset spotlighting, radiator, power points, cupboard housing consumer units, stone fireplace with open log fire and uPVC double glazed bay window to the front elevation.

### Kitchen/Lean To

12'01 x 11'11 (3.68m x 3.63m)

Comprising wall, drawer and base units with worktops over, single drainer sink with mixer tap over, integrated oven with four-ring hob over, void and plumbing for washing machine, void for fridge freezer, inset spotlighting, hard-wired smoke detector, stairs to first floor landing, radiator, open archway leading into the lean-to with uPVC double glazing surrounding and patio doors leading out to the rear.

### Stairs To First Floor Landing

Having inset spotlight, loft access hatch, hardwired smoke detector and doors off;

### Bedroom One

7'08 x 11'07 (2.34m x 3.53m)

Having inset spotlighting, radiator, power points and uPVC double glazed window to the front elevation

### Bedroom Two

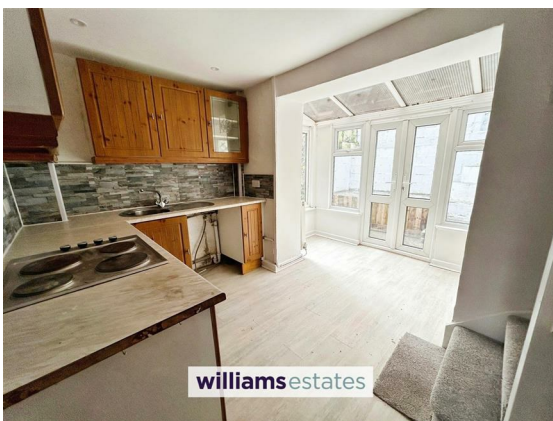
6'10 x 8'10 (2.08m x 2.69m )

Having inset spotlighting, radiator, power points and a uPVC obscured double glazed window to the rear elevation.

### Shower Room

3'05 x 9'01 (1.04m x 2.77m)

Comprising low flush W.C., vanity hand wash basin with mixer tap over, walk-in shower enclosure with wall-mounted shower head, inset spotlighting and extractor fan.



## Additional Information

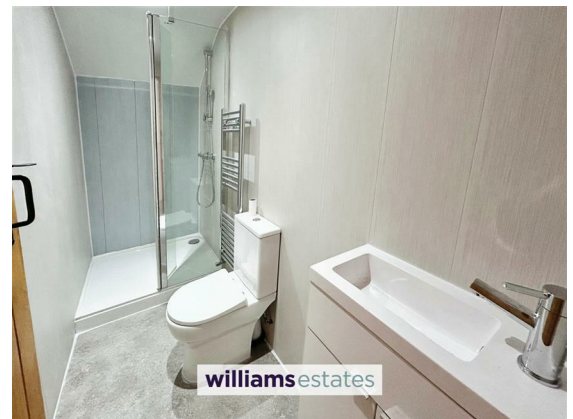
Boiler is located in the loft with mains gas central heating.

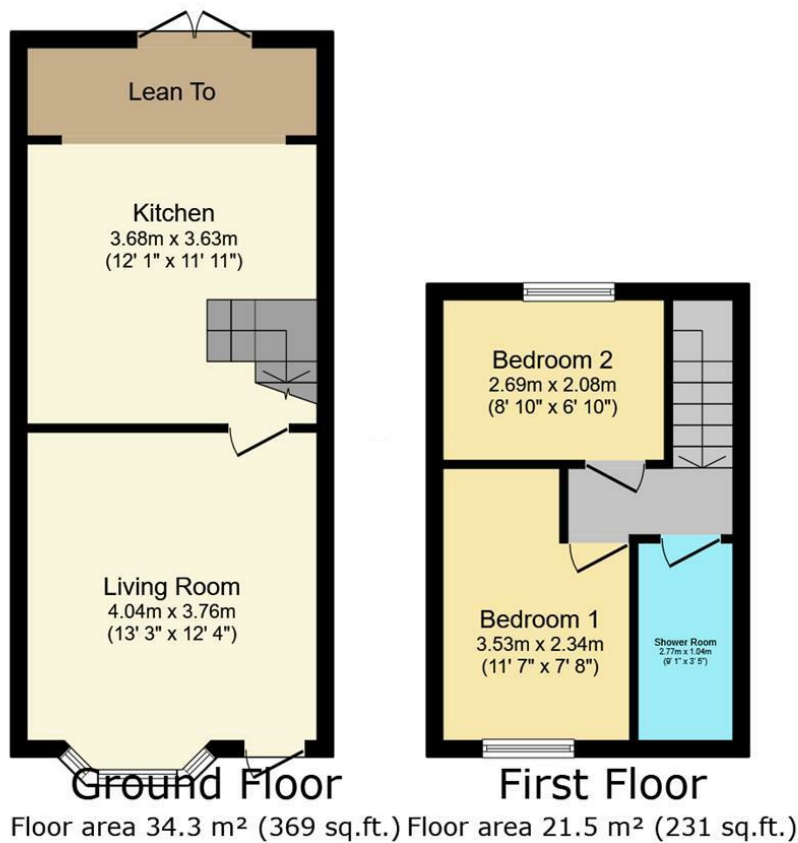
## Outside

The property is approached via a paved steps leading up to the accommodation. There is parking for one vehicle to the front and an additional two parking spaces at the end of the lane. To the rear there is a tiered garden with steps leading up to a shed, great for storage.

## Directions

Proceed from our Prestatyn office along the coast road through Gronant in the direction of Ffynnongroew. Continue through the village of Tan Lan and on reaching the dual carriageway bear right signposted Ffynnongroew. Continue through the village. Bear right just before the post office, follow the road into Tan Rhiw where you will find Woodlands Cottages.





TOTAL: 55.8 m<sup>2</sup> (601 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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.