



**1 Davies Terrace, Main Road,  
Ffynnongroyw, CH8 9TN**

**£159,950**

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**EPC - D59 Council Tax Band - C Tenure - Freehold**

# Davies Terrace, Main Road, Ffynnongroyw

## 2 Bedrooms - House - Terraced

A picturesque terrace cottage located in a Village location. The spacious accommodation affords entrance hallway, living room, dining room, modern fitted kitchen, two double bedrooms and a good sized four piece modern bathroom. The outside providing off street parking with a low maintenance gardens. The property benefits from having gas fired central heating and timber framed double glazing. Viewing essential to fully appreciate what the property has to offer.



### Accommodation

Via a timber glazed door leading into the entrance hallway.

### Entrance Hallway

Having radiator, power points, wall, mounted electric meter, stairs off to the first floor landing and doors off.

### Living Room

13'5 into the bay x 12'9 (4.09m into the bay x 3.89m )

Having radiator, ample power points, TV aerial point, inglenook fireplace with timber over mantle, timber framed double glazed bay window overlooking the side elevation and timber framed double glazed window overlooking the front elevation.



### Dining Room

13'9 x 11'4 (4.19m x 3.45m)

Having radiator, ample power point, TV aerial point, inglenook fireplace with timber over mantle , timber framed double glazed bay window overlooking the front elevation and door leading into the kitchen.

### Kitchen

10'4 x 8'10 (3.15m x 2.69m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, built on oven and hob with extractor hood over, void for washing machine, void for fridge freezer, radiator, tiled flooring, wall mounted central heating boiler, timber framed double glazed window overlooking the rear elevation and double glazed door allowing access to the rear garden.



### Stairs Off To The First Floor Landing

A turned staircase leading to the first floor landing having loft access hatch, power points, radiator, two timber framed double glazed windows overlooking the front elevation and doors off.



### Bedroom One

15'4 x 11'7 (4.67m x 3.53m )

Having radiator, ample power points, TV aerial point and timber framed double glazed windows overlooking the front and side elevations.

### Bedroom Two

11'4 x 11'2 (3.45m x 3.40m)

Having radiator, ample power points, TV aerial point and timber framed double glazed window overlooking the rear elevation.

### Bathroom

10'5 x 8'8 (3.18m x 2.64m )

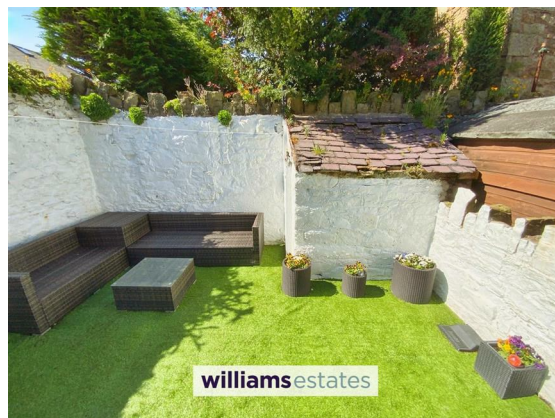
Fitted with a four piece suite comprising low flush WC, pedestal hand wash basin, free standing claw foot bath with telephonic shower head over, shower enclosure, part tiled walls, tiled flooring, extractor fan, radiator and timber framed window.

### Outside

The property is approached via a timber gate to a path leading to the front door with the front garden being gravelled for ease of maintenance and is bound by stone walling. The garden to the side laid to artificial grass and is bound by wall. A further gravel area to the side providing off street parking.

### Directions

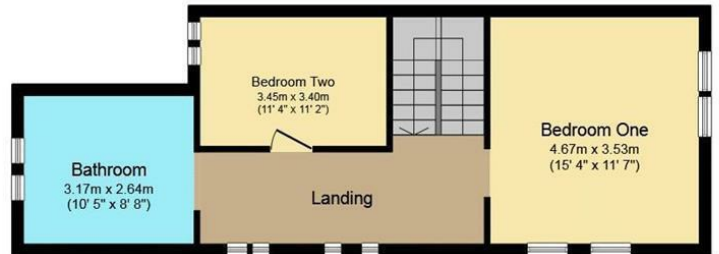
Proceed from the Prestatyn office onto Meliden Road and continue along onto Gronant Road. Continue along to past the duck pond to the T junction turning right onto Prestatyn Road (A548), continue along the bypass to Talacre roundabout and carry along onto the bypass. At the traffic lights turn right at the traffic lights signposted Ffynnongroyw and Penyffordd turning right onto the Main Road where the property can be found by way of our for sale board.





### Ground Floor

Floor area 51.6 sq.m. (555 sq.ft.) approx



### First Floor

Floor area 47.5 sq.m. (511 sq.ft.) approx

Total floor area 99.1 sq.m. (1,067 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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