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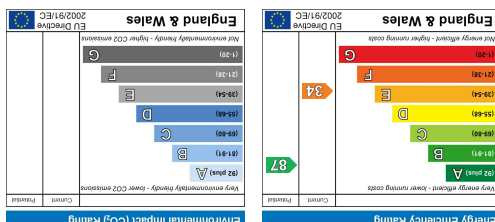
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WELL LANE, FFYNNONGROYW

Offers Over £250,000



NO ONWARD CHAIN | SET IN APPROXIMATELY 0.14 ACRE PLOT | EXTENDED DETACHED COTTAGE. This Two Bedroom Detached Cottage is situated in a secluded position, set off the beaten track, with woodland backdrop and with a good sized rear garden. The property requires some updating and modernisation.

The accommodation in brief comprises: Lounge with Vaulted and Beamed Ceiling and Inglenook Fire Place, Dining Room with Decorative Open Fire, Bespoke Handmade Kitchen, Conservatory, Bedroom One with Dressing Room, Ground Floor Bedroom Two and a Ground Floor Bath/ Shower Room.

The property is set in approximately 0.14 acre plot. Steps to the front give access in to the property. There are double wooden gates to the side which open on to an 'Off Road' parking area and lead on to a good size rear garden made up of lawn and patio/ seating areas and is bound by a mixture of fencing, hedging and trees.

There is a Detached Garden/ Hobby Room situated in the rear garden with light and power.

The property benefits from Wooden Frame Double Glazing, and Central heating with Under Floor Heating to the Ground Floor.

Accommodation Comprises:

Wooden double glazed door opens into:

Kitchen:

Bespoke handmade kitchen housing a range of wall and base units with solid wood worktops, Belfast sink and drainer with mixer taps over, space for electric oven with stainless steel splashback and stainless steel extractor hood over, integral fridge and freezer, void and plumbing for washing machine, space for integral microwave, bottle rack, plate rack, recessed down lights, tiled floor with under floor heating, wooden double glazed window to the side elevation. Wooden door opens into:

Dining Room:

Open fire place with grate and decorative backdrop with stone hearth and wooden mantle over, wall mounted heating control, recessed downlight, smoke alarm, wooden double glazed window to the rear elevation with deep sill, stone flooring with underfloor heating, stairs which lead up to the first floor accommodation. Opens into:

Lounge:

Recessed inglenook fire place housing a cast iron multi fuel stove with hearth and wooden beam over, vaulted and beamed ceiling, recessed shelving, wall mounted heating controls, stone flooring with under floor heating, door into downstairs bathroom, doors into conservatory, door into inner hallway which leads to bedroom two.

Conservatory:

Dwarf walls with Upvc double glazed units with a glazed pitched roof, tiled floor, Upvc double glazed French doors which open to the rear garden.



Inner Hallway:

Accessed from the lounge and gives access to bedroom two.

Wall mounted cupboard housing the electric meter and fuse box, fuse box for the solar panels, wall mounted solar panel inverter. Opens into:

Ground Floor Bedroom Two:

Under floor heating, loft access, beamed and textured ceiling, recessed down lights, wall mounted heating thermostat, wooden double glazed window to the rear elevation.

Ground Floor Bathroom:

Four piece suite comprising: Roll top bath with taps over and claw feet, low flush W.C., pedestal sink unit with taps over, wall mounted rain shower with separate hand attachment, partially tiled walls, wet room flooring with under floor heating, wall mounted heating thermostat, wooden double glazed frosted window to the front elevation.

First Floor Accommodation:

Dressing Room:

Built-in wardrobes in to the eaves, wooden double glazed window to the front elevation, recessed down lights, solid oak engineered flooring, step up to:

Bedroom One:

solid oak engineered flooring, recessed down lights, smoke alarm, Velux window to the rear elevation.

Outside:

The property is set in approximately 0.14 acre plot. Steps to the front give access in to the property. There are double wooden gates to the side which open on to an 'Off Road' parking area and lead on to a good size rear garden made up of lawn and patio/ seating areas and is bound by a mixture of fencing, hedging and trees.

Garden/ Hobby Room:

Block built detached Garden/ Hobby room situated in the rear garden with light and power, wooden glazed window to the front and wooden and glazed French access doors.

Council Tax Band C

We Can Help!

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

Free Valuation

Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

