



# PALMER

## ESTATE AGENTS

**12 Llys Dewi, Penyffordd, Holywell,  
Flintshire, CH8 9LA.**



# £80,000

A two bedroom mid row house available for purchase with  
**NO ONWARD CHAIN**

- Mid row house
- Sitting Room
- Oil Central heating
- Garden & off road parking
- Village location
- Council Tax Band - B
- Two bedrooms
- Kitchen
- Double glazing
- NO ONWARD CHAIN
- Energy Rating - D

2 Tower Gardens Holywell Flintshire CH8 7TG  
Tel: 01352 713150 | Email: [sales@palmerestateagents.co.uk](mailto:sales@palmerestateagents.co.uk)  
[www.palmerestateagents.co.uk](http://www.palmerestateagents.co.uk)



## 12 Lllys Dewi, Penyffordd, Holywell, CH8 9LA

A two bedroom mid row house available for purchase with NO ONWARD CHAIN.

The accommodation comprises of an entrance hallway, kitchen, sitting room, two bedrooms and a bathroom. uPVC double glazing and oil central heating are provided. Externally there is off road parking and an enclosed rear garden.

The property is located in a cul-de-sac in the village of Penyffordd, close to the village primary school and shop. The towns of Holywell and Prestatyn are a short drive away, where a wide range of education, shopping and civic amenities are available.

### ACCOMMODATION:

uPVC entrance door with centre glazed panel to;

#### Hallway:

Built in cupboard. Panel radiator. Staircase to first floor. Door to;

**Sitting Room:** 5.15m x 3.93m, narrowing to 2.92m (16'11" x 12'11" narrowing to 9'7")

Double glazed window and sliding patio doors to the rear garden. Store cupboard. Two panel radiators. Fireplace.

**Kitchen:** 3.30m x 1.93m (10'10" x 6'4")

Fitted with a range of base cabinets and double wall cabinets. Stainless steel sink unit. Double glazed window.

#### First Floor Landing:

Cupboard housing the oil fired central heating boiler. Access to the roof space

**Bedroom One (front):** 3.93m, narrowing to 2.97m x 2.97 (maximum into alcove) ( 12'11" narrowing to 9'9" x 9'9")

Double glazed window. Panel radiator. Built in cupboard.

**Bedroom Two (rear):** 3.96m (maximum) x 2.92m (13'0" x 9'7")

Double glazed window. Panel radiator.

#### Bathroom:

Fitted with a white suite comprising bath with mains operated shower over, wash basin and close coupled WC. Part wall tiling. Panel radiator.

#### External:

To the front, a paved area provides off road parking. There is an enclosed garden to the rear.

**Directions:** From the Holywell inner ring road, take the turning for Greenfield. Continue to the traffic lights, and turn left on to the A548 Coast Road. Continue along this road and turn left off the dual carriageway at the traffic lights. Continue up the hill into Penyffordd and follow the road to the left. Take the second turning on the left into Maes Emlyn, and turn right and right again into Lllys Dewi. The property will be found on the left hand side.

#### Agents Notes:

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs are provided for illustrative purposes only, and it must not be inferred that any items within the photograph are for sale unless specified.

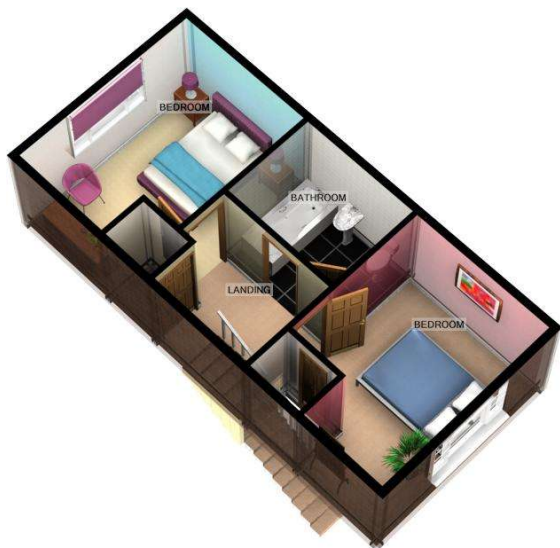


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1ST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 Plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy-efficiency rating is a measure of a home's overall efficiency. The higher the rating, the more energy-efficient the home is, and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions – the higher the rating, the less impact it has on the environment.

**VIEWING ARRANGEMENTS:** Strictly by prior appointment through **PALMER ESTATE AGENTS**.

**Opening Hours:** Our offices are open 6 days a week, and appointments for valuations or viewings are available throughout the day and during evenings and weekends.

Do you require an **ENERGY PERFORMANCE CERTIFICATE?** Please call us to discuss your requirements or to make an appointment.

**FREE MARKET APPRAISAL:** If you are considering selling your property, or if it already on the market, and you would like a 'second opinion', please contact us. We can provide a free, market appraisal of your property entirely without obligation\* – simply call us to make an appointment.

\*Terms and conditions apply.

Please scan the QR Code below – this will take you directly to our website.

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