



5 Woodlands Main Road

Ffynnongroyw, Holywell, CH8 9TD

£120,000



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Property Description

Whether you're looking for a weekend getaway, a holiday home, or a peaceful full-time residence, this charming cottage ticks all the boxes.

Reid and Roberts are proud to present this charming two-bedroom mid-terrace stone cottage, tucked away in the picturesque village of Ffynnongroyw. Bursting with character and timeless charm, this idyllic coastal retreat offers the perfect blend of traditional features and modern comfort and comes to market with NO ONWARD CHAIN!

Surrounded by serene woodland and just moments from the stunning North Wales coastline, this cottage is an ideal escape from the everyday. Step inside through an entrance porch into the cosy living room and curl up by the log burner and enjoy peaceful evenings in this warm, character-filled space, the heart of the home.

The living room flows into the kitchen, offering both functionality and charm. From here, a rear door opens to the garden and stairs leading to the first floor accommodation where you will find a landing, two bedrooms, and a bathroom.

Nestled in the friendly village of Ffynnongroyw, you'll find yourself surrounded by woodland trails and countryside walks, with Talacre and Prestatyn beaches just a short drive away. This peaceful location also boasts convenient access to the nearby towns of Holywell, Rhyl, and Prestatyn offering the best of both rural tranquillity and coastal convenience.

Entrance Porch

UPVC door with UPVC double glazed windows to the front and side elevation, tiled flooring and wooden door opens into:

Lounge with log burner

Step into a warm and inviting lounge, full of charm and character. A beautiful stone chimney breast takes centre stage, featuring a recessed log burner, perfect for cosy evenings. The large UPVC double-glazed bay window floods the room with natural light, and its deep sill adds a touch of elegance. The space is further enhanced by stylish wood-effect laminate flooring, modern spotlights, a radiator, and power points for everyday convenience.

Kitchen

A thoughtfully designed kitchen offering both style and practicality. Fitted with a range of wall and base units, the space is finished with complementary worktops, including an extended surface that

seamlessly incorporates the window ledge, ideal for extra prep space, splashback tiles, a stainless steel sink with drainer and mixer tap over, wood-effect laminate flooring, a radiator, power points, fluorescent light and space for a washing machine and cooker. (The cooker point is currently behind a cupboard, which can easily be removed if required).

The under-stairs area has been smartly utilised, featuring additional fitted cupboards and worktop space, perfect for added storage or a breakfast station. A UPVC double-glazed window to the rear allows plenty of natural light. The kitchen also houses the boiler.

A rear door opens onto a tiered rear garden and stairs lead to the first-floor accommodation, inviting you to explore more of what this delightful home has to offer.

First Floor Accommodation

Landing

Provides access to two bedrooms and a bathroom.

Bedroom One

A generously sized double bedroom positioned at the front of the home, offering tranquil views of the peaceful woodland through a UPVC double-glazed window and deep sill. Well-lit and spacious, this room features wood-effect laminate flooring, power points, a radiator, and space for additional furnishings, creating the ideal retreat for rest and relaxation.

Bedroom Two

Overlooking the rear garden and surrounding woodland, this cosy bedroom is bathed in natural light from its UPVC double-glazed window. A comfortable and quiet space, it includes a built-in storage cupboard, wood-effect laminate flooring, power points and a radiator.

Bathroom

This three-piece suite, comprising of a low-flush W.C., a pedestal basin with contemporary taps, and a PVC-panelled bath with taps and a hand-held shower, ideal for indulgent soaks. A built-in storage cupboard offers convenient space for towels and toiletries. Finished with wood-effect laminate flooring and tiled walls, the room effortlessly combines practicality with modern elegance.

External

The front of the property is approached via a wooden gate, opening into a beautifully tiered front garden. Thoughtfully designed with

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multiple patio areas, including a gravelled section and a versatile storage shed currently used as a craft space, it offers the perfect blend of functionality and charm. Stone steps and handrail lead you to a welcoming paved patio, an ideal spot to relax with outdoor furniture and take in the serene atmosphere, with woodland views both to the front and rear.

At the rear of the property, you'll find another tiered garden space, offering endless possibilities for gardening and simply enjoying the outdoors.

Just a few steps from the home is an additional bonus area featuring two large sheds, one currently fitted out as a home gym and the other providing generous storage space.

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We have 30 years experience in valuing properties and would love the opportunity to provide you with a FREE - NO OBLIGATION VALUATION OF YOUR HOME.

VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at holywell@reidandroberts.com

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MISDESCRIPTION ACT

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

MAKE AN OFFER

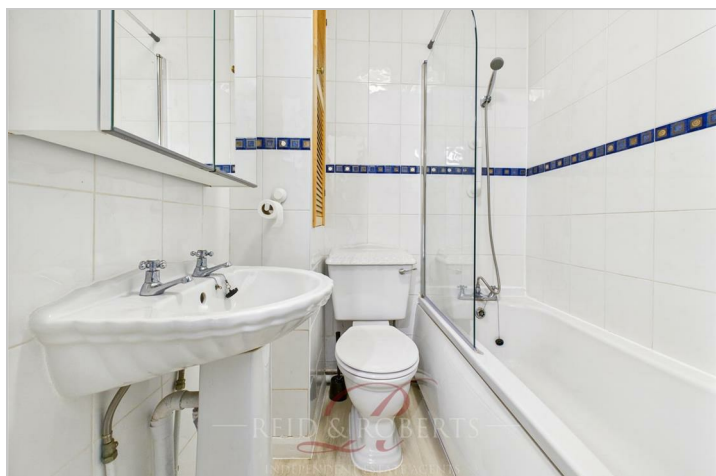
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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Road Map



Hybrid Map



Terrain Map



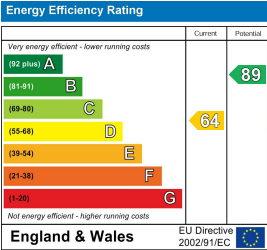
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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