



TYN Y GRUG, Lon Capel, Gwaenysgor,
Flintshire, LL18 6EJ

PETER LARGE
The Plum Collection



TYN Y GRUG
LON CAPEL
GWAENYSGOR
FLINTSHIRE
LL18 6EJ

This detached residence stands in wrap around landscaped gardens enjoying far reaching view over adjoining countryside.

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Residential

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DESCRIPTION

This secluded detached residence stands in wrap around landscaped gardens enjoying unser past far reaching views over adjoining countryside. The property provides spacious accommodation with three large reception rooms, extensive fitted kitchen with utility room, a sun lounge, three bedrooms, shower room, two ensuite facilities, oil fired heating and double glazing. The gardens are a particular feature of the property having been landscaped with a variety of seating areas to enjoy the superb views with a large Garage and additional Car port facility.

The property stands near to the center of the village near to the local Inn with restaurant and is on the edge of the Offas Dyke path in an area of outstanding natural beauty. The A55 expressway and main town of Prestatyn with its retail park and busy High Street are both only a few minutes drive away. There is also a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester. In Prestatyn there is a champion links golf course, main line railway station and stretches of award wining beaches. Chester is approximately 30 miles with Liverpool airport being approximately 50 miles and Manchester airport about 58 miles.

PORCH A uPVC double glazed porch with tiled floor and timber glazed door leading into

ENTRANCE HALL With laminate wood effect flooring, two radiators, Delph rack and power points.

SHOWER ROOM Having a recently installed three piece suite comprising walk-in shower cubicle with rainfall shower head and fixed seat, low flush WC, pedestal wash hand basin, radiator, part-tiled walls, tiled floor and obscure double glazed window.

LOUNGE A spacious lounge enjoying a dual aspect with views over adjoining open countryside with a double glazed window to the front elevation and French doors with glazed side panels giving access to a veranda, feature wall mounted electric fire, coved ceiling, double panelled radiator and power points.

KITCHEN Having an extensive range of cream high gloss fronted base cupboards and drawers with marble worktop surface over, white enamel single

drainer sink with mixer tap over, matching wall units, three glass fronted china display cabinets, central island, built-in wine rack, space for fridge/freezer, 'Stoves' cooking range with convector canopy over, part tiled walls, power points, clad ceiling, radiator, tiled floor, dual aspect double glazed windows with superb views over open countryside.

UTILITY ROOM Having a recently renewed 'Worcester' oil fired boiler supplying the domestic hot water and heating system, plumbing for automatic washing machine, space for tumble dryer and fridge, wall mounted cupboards, part tiled walls, laminate wood effect floor and door leading to the rear patio.

SITTING ROOM/HOBBIES ROOM Currently used as a hobbies room/study with dual aspect windows overlooking the garden and countryside beyond, double panelled radiator, power points, coved ceiling and open archway into:-

SUN LOUNGE With access to the decked patio and with views of the garden and adjoining countryside, two radiators, tiled floor and power points.

MASTER BEDROOM Having an extensive range of fitted wardrobes with complimenting drawer units, two double panelled radiators, power points, laminate wood effect flooring, open archway into

ENSUITE SHOWER ROOM Having a recently installed three piece suite comprising walk-in shower with rainfall shower head and splash screen, pedestal wash hand basin, low flush WC, chrome heated towel rail, part tiled walls with complimentary tiled floor.

GUEST BEDROOM TWO With a double glazed window overlooking the gardens, a range of fitted wardrobes with top box storage and open shelving, double panelled radiator, power points, coved ceiling and access into:-

ENSUITE Having a three piece suite comprising of panelled bath with shower over and splash screen, pedestal wash hand basin, low flush WC, radiator, part-tiled walls, tiled floor and an outlook over the garden.

BEDROOM THREE With built-in wardrobes, timber framed double glazed window, radiator and power points.

OUTSIDE The property is approached via double wrought iron gates onto a block paved sweeping driveway providing ample off road parking and turning point leading to a large GARAGE with up and over door and adjoining carport. The wrap around gardens have been landscaped with extensive lawns and a variety of established shrubs with areas of interest including raised beds, landscaped paving with gravel borders, timber decked seating areas, steps down to further lawned gardens with a vegetable patch and a timber constructed garden Store. To the rear of the property there is an extensive paved seating area ideal for 'Alfresco' dining with a Verandah, ideal for taking in the breathtaking panoramic views.

SERVICES Mains electric, water and drainage are believed available or connected to the property with heating by way of oil. All services and appliances are not tested by the Selling Agent.

DIRECTIONS From the Prestatyn office proceed up the Hillside and into the village of Gwaenysgor, turn right into Lon Capel, go past the Eagle & Child public house and the property can be seen on the right hand side by way of a For Sale board.

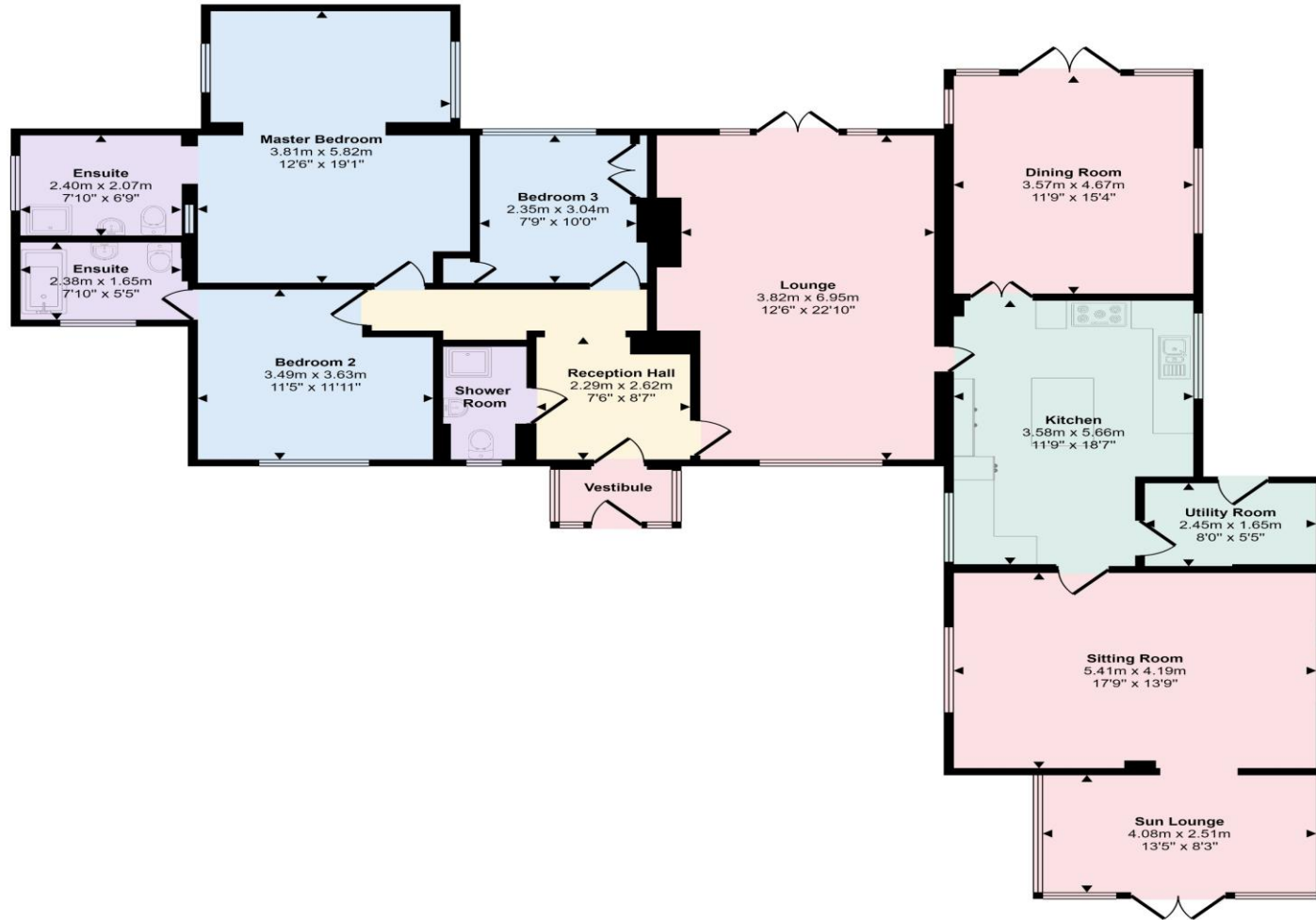
TENURE – Freehold

COUNCIL TAX BAND – G

FLINTSHIRE COUNTY COUNCIL

EPC - E

Approx Gross Internal Area
175 sq m / 1887 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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