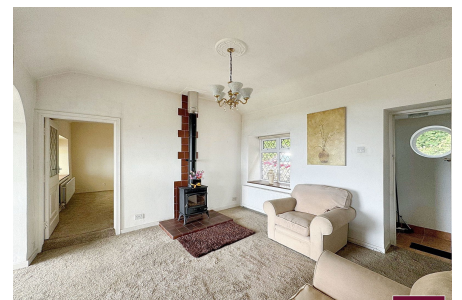


## Gelli Bant, Picton Road, Penyffordd, Flintshire CH8 9JQ

Offers Over £300,000

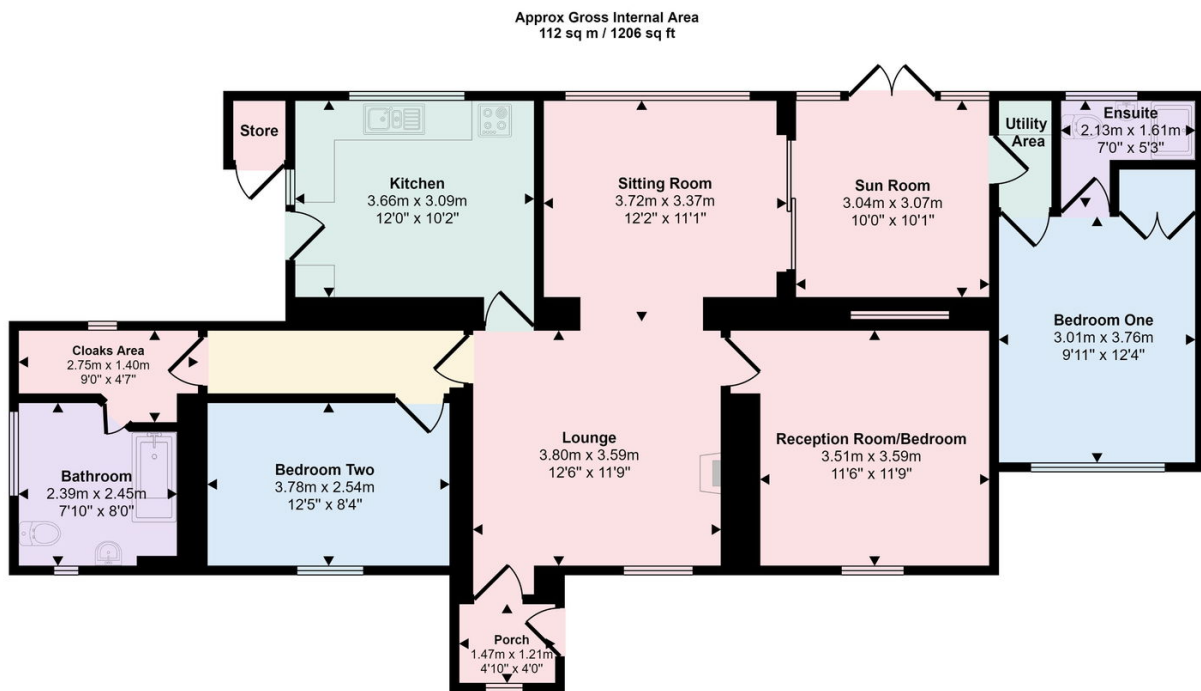
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**NO FORWARD CHAIN** This detached bungalow stands on the outer confines of this village in an elevated position enjoying breath taking views towards the Dee Estuary and Wirral Peninsular. Having three reception areas, kitchen/diner, three bedrooms, bathroom & ensuite. It stands in extensive gardens with two driveways. The property would benefit from a scheme of modernisation and upgrading. **DIRECTIONS** From Prestatyn proceed through Gronant to the roundabout taking the third exit to Tan Lan, take the first right turn signposted 'Tree Tops Caravan Park' and proceed past the caravan park and the rear of the property will be seen, elevated on the left hand side, turn left onto Picton Road and the front of the property will be located on the left hand side.

## Key Features

- ELEVATED VILLAGE LOCATION
- EXTENSIVE REAR GARDEN
- SUPERB PANORAMIC VIEWS
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- KITCHEN/DINER
- OIL FIRED HEATING
- OFF ROAD PARKING
- FREEHOLD
- EPC - E COUNCIL TAX - E



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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