



SPRINGFIELD LODGE, New Road, Gwespyr,  
Flintshire, CH8 9LS

PETER LARGE  
*The Plum Collection*



SPRINGFIELD LODGE  
NEW ROAD  
GWESPYR  
FLINTSHIRE  
CH8 9LS

A detached split level residence situated in a sought after village location enjoying spectacular views of the surrounding countryside and coastline.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD  
19 Clwyd Street, Rhyl, Denbighshire LL18 3LA  
45-47 Market Street, Abergele, Conwy LL22 7AF

Residential

t. 01745 888100  
t. 01745 334411  
t. 01745 825511

prestatyn@peterlarge.com  
rhyl@peterlarge.com  
abergele@peterlarge.com

## **DESCRIPTION**

This detached split-level residence is situated in a sought after village location and enjoys spectacular views over the surrounding countryside and coastline towards the Dee Estuary and Wirral Peninsular. Having been modernised by the current owners to high exacting standards throughout the property offers spacious and versatile accommodation. Standing in landscaped gardens offering seating areas taking full advantage of the breathtaking panoramic views with a balcony, three bedrooms offering ensuite facilities, two sitting rooms, dining room/fourth bedroom, study/fifth bedroom and a fitted kitchen with an extensive range of modern units with a good size utility room off.

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 winning beaches. Chester is approximately 30 miles with Liverpool airport being approximately 50 miles and Manchester airport about 58 miles.

Paved steps lead to the front entrance having a Composite door with double glazed windows to side into :-

**SPACIOUS RECEPTION HALL/SITTING ROOM** With a large built-in storage cupboard, meter cupboard, power points, double glazed window to side, vertical radiator and stairs leading up to :-

**FIRST FLOOR SPLIT LEVEL HALLWAY** Double panelled radiator, loft access point and double glazed window enjoying the extensive coastal views.

**SPACIOUS LOUNGE** With double glazed windows to side enjoying far reaching views of the coast and the well known Lighthouse at Talacre. A further double glazed window to rear, power points, combination air conditioning and heating unit, coved ceiling and double glazed bi-fold doors giving access to the **BALCONY** which enjoys breathtaking panoramic coastal and countryside views, with composite decking and glass balustrade.

**INNER HALLWAY** With double glazed 'French' doors giving access to the Balcony, radiator and power points.

**CLOAKROOM** With low flush WC, wash hand basin set into vanity unit, obscure glazed window and tiled floor.

**KITCHEN/BREAKFAST ROOM** Having a extensive range of high gloss units in grey with granite worktop surface over incorporating a sink, matching wall mounted cupboards, integrated fridge/freezer and waste unit with matching front decor panels, under counter wine cooler, built-in double oven, hob with convector hood over, power points, part tiled walls, tiled floor, coved ceiling, double glazed window to rear , double panelled radiator and space for a dining table.

**UTILITY ROOM** Having a range of base cupboards with worktop surface over, void for a tumble dryer, plumbing for automatic washing machine, space for fridge freezer, part tiled walls, continuation of the tiled floor, oil fired boiler serving the domestic hot water and heating system, power points, double glazed window to side and a door giving access to the rear garden.

**DINING ROOM/FOURTH BEDROOM** With double glazed window to side, radiator, power points and coved ceiling.

**SITTING ROOM** Having a log burning stove set on a slate hearth, radiator, power points and double glazed sliding doors giving access to a patio seating area which enjoys panoramic coastal and countryside views.

**STUDY/FIFTH BEDROOM** With double glazed to front and side enjoying the stunning views over the Dee Estuary, coved ceiling, power points and radiator.

**LANDING** With radiator 'Velux' style window and eaves storage cupboards.

**MASTER BEDROOM** Having a built-in wardrobe with hanging rail and shelving, 'Velux' style windows, further double glazed window to the rear elevation, radiator, power points, loft access point and useful eaves storage cupboard.

**MASTER ENSUITE** Having a three piece suite comprising purpose built shower cubicle, low flush WC, floating wash hand basin, part tiled walls, obscure glazed window and black heated towel rail.

**BEDROOM TWO** Having a luxury freestanding bath tub, loft access point, power points, 'Velux' style windows, storage in the eaves and radiator.

**ENSUITE** Having a three- piece suite comprising purpose built shower cubicle, low flush WC, wash hand basin and part tiled walls.

**BEDROOM THREE** With double panelled radiator, eaves storage, power points, built-in shelving, 'Velux' style window and further double glazed window enjoying an outlook over the gardens towards the surrounding countryside and coastal views.

**ENSUITE** Having a three-piece suite comprising purpose built shower cubicle, low flush WC, wash hand basin set into vanity unit and part tiled walls.

**OUTSIDE** The property is approached over a gravelled driveway providing ample off road parking with access to a **DETACHED GARAGE** with up and over door. Steps lead to the front entrance with a gate giving access to the landscaped tiered gardens which wrap around the property enjoying lawned areas with borders containing a variety of established shrubs and plants. There are several Indian stone paved seating areas to relax and enjoy the breathtaking views.

**SERVICES** Mains electric, drainage and water are believed available or connected to the property with oil fired heating. The property also benefits from solar panels which are owned by the property. All services and appliances are not tested by the Selling Agent.

**DIRECTIONS** From the Prestatyn office turn right onto Meliden Road, proceed over the top of the High Street at the traffic lights onto Gronant Road and continue to the junction turning right onto the A548 coast road and proceed through the village of Gronant, turn right signposted Gwespyr and at the top of the hill after passing the Inn turn left onto New Road where the property will be seen on the right hand side.

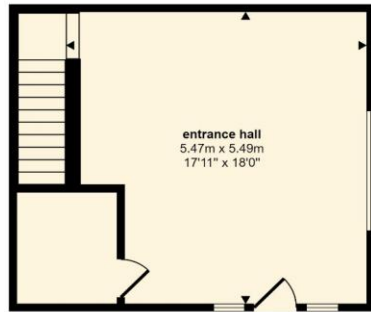
**TENURE** – Freehold

**EPC** - tbc

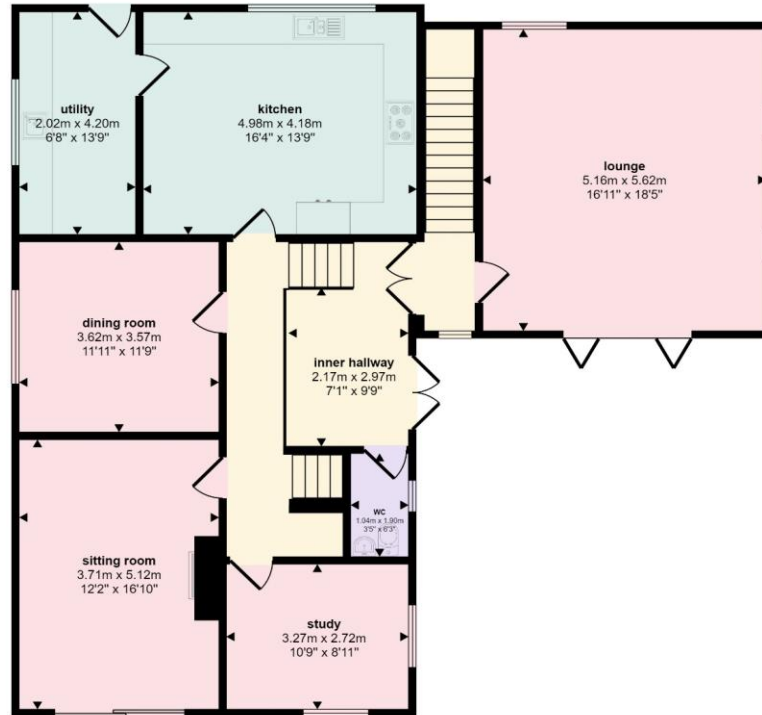
**FLINTSHIRE COUNTY COUNCIL**

**TAX BAND** – F

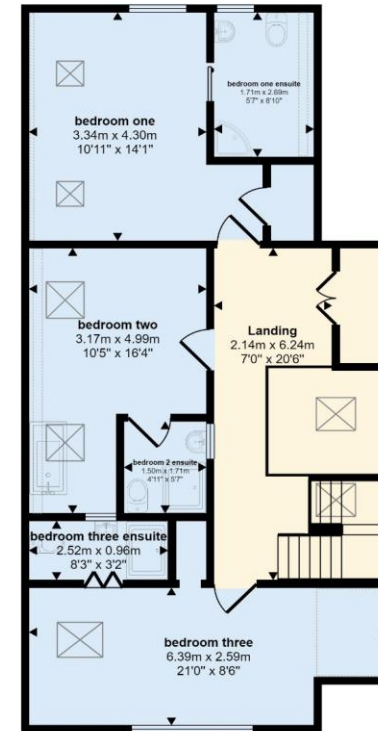
Approx Gross Internal Area  
244 sq m / 2627 sq ft



Ground Floor  
Approx 35 sq m / 376 sq ft



First Floor  
Approx 130 sq m / 1397 sq ft



Second Floor  
Approx 79 sq m / 854 sq ft

Denotes head height below 1.5m

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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