



THE REST, Gwespwr, Flintshire, CH8 9LU

PETER LARGE
The Plum Collection



THE REST
GWESPYR
FLINTSHIRE
CH8 9LU

This well-appointed, spacious detached family home stands in just over an acre with a detached garage and driveway

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Residential

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DESCRIPTION

This well appointed detached family home stands in just over an acre with a detached garage and sweeping driveway. The property offers versatile, spacious accommodation which must be viewed to be fully appreciated with five bedrooms, three reception rooms and three bathrooms. Having a kitchen with breakfast area, utility, study and large landing with sitting area taking in the views over the surrounding countryside. The property benefits from oil fired heating and solar panels. The property is located just three miles from the main town of Prestatyn with its retail park and busy High Street being 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.

Wider than average uPVC and double glazed Entrance Door with windows to either side into

VESTIBULE Having a tiled floor.

SPACIOUS LOUNGE Having a dual aspect enjoying views over the garden and adjoining countryside, feature cast iron wood burning stove on a stone hearth with timber mantel over, two radiators, coved ceiling and power points.

INNER HALLWAY

DINING ROOM With two double glazed windows overlooking the garden, coved ceiling and power points.

BEDROOM FIVE With a double glazed window overlooking the garden, radiator, coved ceiling and power points.

GROUND FLOOR BATHROOM Having a four piece suite in white comprising panelled bath with mixer tap and shower attachment over, shower cubicle housing an electric shower, low flush w.c., pedestal wash hand basin, part tiled walls, radiator, obscure glazed window and tiled floor.

HALLWAY With a high level meter cupboard and a double glazed window allowing in natural light.

KITCHEN/BREAKFAST ROOM Having a range of cream fronted base cupboards and drawers with granite worktop surface over, matching wall units with wine rack, space for a Range master oven, enamel 'Belfast' sink with mixer tap over, exposed brick wall to part, beamed ceiling, tiled floor, part tiled walls, two double glazed windows overlooking the garden, two radiators and power points.

UTILITY ROOM Having plumbing installed for a dishwasher and automatic washing machine, space for undercounter fridge and freezer, worktop surface, wall mounted cupboard, part tiled walls, continuation of the tiled floor, access and outlook to the rear garden.

GAMES ROOM Having an outlook over the garden, power points, built-in storage with sliding doors housing the oil fired boiler serving the domestic hot water and heating system.

STUDY With tiled floor and power points.

Stairs from the Lounge rises up to the First Floor Accommodation

SPACIOUS LANDING/SITTING AREA Having a raised floor to a seating area with floor to ceiling window providing stunning views over countryside, feature diamond window, coved ceiling, exposed stone wall to part with display plinth and shelving,

MASTER BEDROOM Having a range of fitted wardrobes with sliding doors, built-in chest of drawers with mirror over, matching bedside cabinets, two vertical radiators, coved ceiling and window enjoying an outlook over countryside, airing cupboard housing the factory lagged cylinder and shelving.

ENSUITE Having a recently installed four piece suite comprising freestanding slipper bath, large walk-in shower cubicle with glass screen, low flush w.c., pedestal wash hand basin, chrome heated towel rail, obscure glazed window, inset spotlighting, loft access points, part tiled walls and complimentary floor tiles.

BEDROOM TWO With outstanding panoramic views, fitted wardrobes with sliding doors and complimentary chest of drawers, radiator, coved ceiling and power points.

ENSUITE W.C. Having a low flush w.c., pedestal wash hand basin, tiled splash back and tiled floor.

BEDROOM THREE Having fitted wardrobes with sliding doors, complimentary chest of drawers, radiator, power points and an outlook over the rear garden and surrounding countryside.

BEDROOM FOUR (Currently used as a study) Having an outlook over the rear garden towards the woodland, power points, radiator and laminate wood effect flooring.

FAMILY BATHROOM Having a four piece suite comprising panelled bath, purpose built shower cubicle, low flush w.c., pedestal wash hand basin, part tiled walls, inset spotlighting, radiator, obscure glazed window and tiled floor.

OUTSIDE The property is approached via double metal gates onto a sweeping tarmac driveway providing ample off road parking for several vehicles and leads to a **DETACHED DOUBLE GARAGE** with two up and over doors, personnel door to side, power and light installed with ladder access to loft storage. Lawn gardens surround the property with a variety of established trees and hedging, a paved patio adjoins the property which is ideal for alfresco dining with an ornamental pond. At the far end of the garden is a further paved patio area with timber Garden Store and opening to a Paddock with a static caravan with a natural Woodland area beyond.

SERVICES Mains electric and water are believed available or connected to the property, heating by way of oil and drainage is via septic tank. The property also benefits from Solar Panels. All services and appliances are not tested by the Selling Agent.

DIRECTIONS From the Prestatyn office turn right and proceed over the top of the High Street at the traffic lights onto Gronant Road, at the duck pond turn right and continue along Upper Gronant Road. On entering the village of Gronant take the right fork onto Llanasa Road and as you leave the village the property will be found on the right hand side before the T-junction.

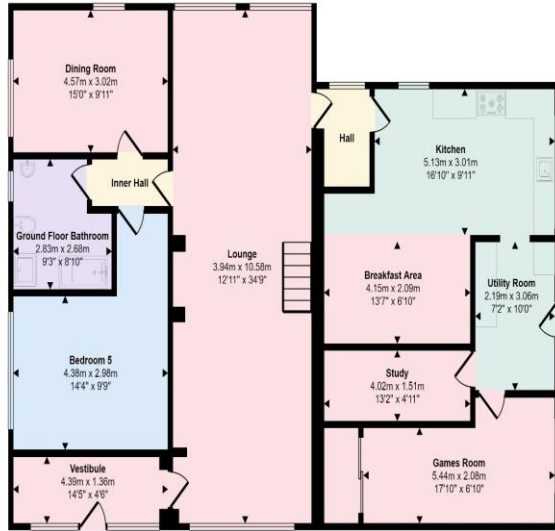
TENURE – Freehold

COUNTY COUNCIL – Flintshire

COUNCIL TAX BAND – G

EPC - C

Approx Gross Internal Area
299 sq m / 3215 sq ft



Ground Floor
Approx 153 sq m / 1649 sq ft



First Floor
Approx 146 sq m / 1567 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 Spraddy 360.



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

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