

williams estates



Greystones, Gorsedd, CH8 8QY

£420,000

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EPC - D57 Council Tax Band - G Tenure - Freehold

Four bedroom detached bungalow in the popular village of Gorsedd. Offering easy access to the A55 for those who need to commute. The property briefly comprises: Kitchen, utility room, dining hall, lounge, Sitting room, study, three double bedrooms, garden room, bathroom and two further w.c's. Outside there are beautiful gardens to the front and rear and ample off road parking.

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Location

Situated in the village of Gorsedd which offers a Public House and Church. Holywell Town Centre is in easy commuter distance and offers a wider range of Shops, Schools, and Recreational Facilities, within easy access to the A55 which offers a link up to the main motorway networks.

Entrance Porch

12'2" x 5'7" (3.71 x 1.71)

Double glazed front door and double glazed windows to the side and front elevations, tiled floor, double glazed window looking into the lounge and double doors leading into :

Dining Hall

18'8" x 9'8" (5.70 x 2.95)

Having oak flooring, two radiators and coved ceiling.

Lounge

17'10" x 11'10" (5.46 x 3.63)

Having oak flooring, two radiators, feature fireplace with slate hearth, double glazed windows to the front and side elevations with views towards the estuary.

Kitchen

15'9" x 10'11" (4.81 x 3.33)

Fitted with a range of wall, base and drawer units with oak doors and drawer fronts, tiled work surfaces over, inter-graded electric double oven, inter-graded hob with extractor over, sink with mixer tap over, radiator, tiled floor, double glazed window over looking the rear garden, . Inset spot lighting and under wall cupboard concealed lighting and door leading into :

Study Room

12'6" x 5'9" (3.83 x 1.77)

Having oak flooring, radiator, double glazed window over looking the rear garden, access to the rear garden and door leading into :

Four Bedroom/Sitting Room

12'9" x 7'2" (3.90 x 2.20)

Having oak flooring, radiator, floor to ceiling double glazed windows and double doors giving access and views of the rear garden.

Utility Room

7'6" x 5'0" (2.30 x 1.53)

Having plumbing for a washing machine, space for freezer and quarry tiled flooring.

W.C

With low level w.c



Bedroom One

16'4" x 13'9" (5.00 x 4.20)

Having fitted wardrobes, radiator and double glazed window over looking the rear garden.

Bedroom Two

19'4" x 11'3" (5.90 x 3.44)

Having fitted wardrobes, radiator and stairs rising off to double glazed floor to ceiling windows which provide access to :

Balcony

With decorative metal balustrade and views over the front garden and towards the estuary.

Inner Hallway

Having radiator, loft hatch access, storage cupboard and stairs down to the lower floor.

Bedroom Three

15'8" x 10'9" (4.80 x 3.30)

Having fitted wardrobes, radiator and three double glazed windows over looking the front garden and side elevation.

Garden Room

7'6" x 7'6" (2.30 x 2.30)

Having a quarry tiled floor and a door leading to the rear garden.

Bathroom

8'2" x 5'2" (2.5 x 1.60)

Having a white three piece suite comprising: walk in double shower with shower over, pedestal wash hand basin, low flush w.c, chrome heated towel rail , fully tiled walls and flooring.

Garage

17'8" x 9'0" (5.40 x 2.75)

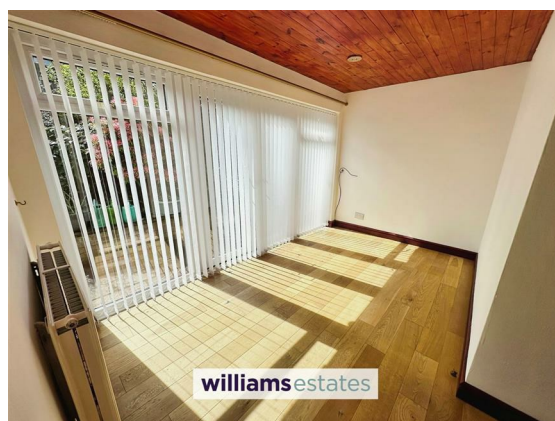
Having an up and over door power and light.

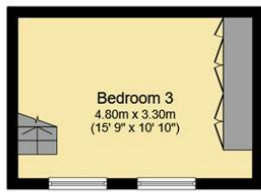
Outside

The front elevation is approached via a tarmacadam drive providing ample parking and access to the garage with well maintained gardens with lawned area and mature planted borders and a paved patio area. The rear garden is approached via a timber gate from the front garden and boasts a patio area with timber pergola. The rear garden is mainly laid to lawn with mature planted borders.

Directions

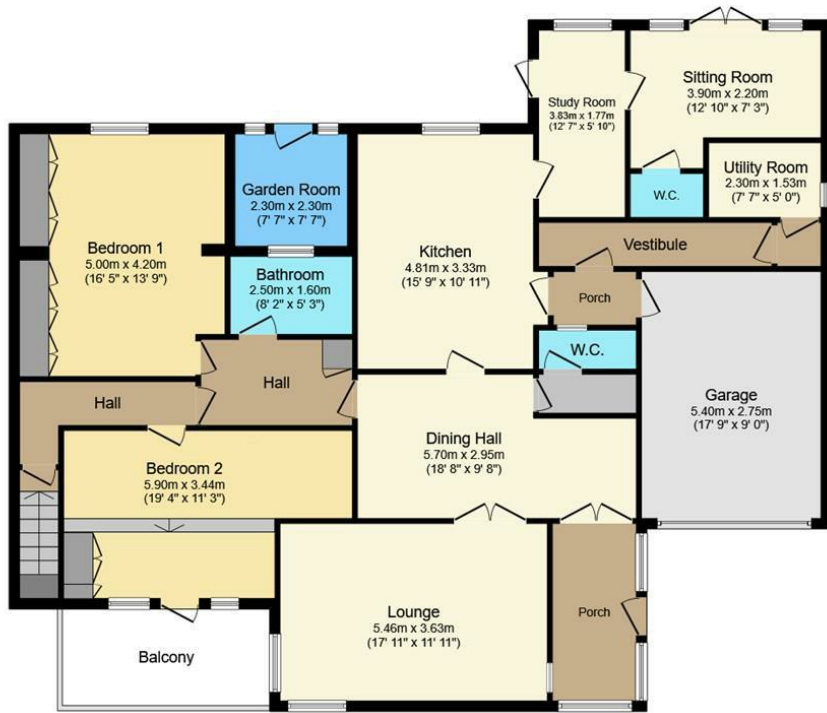
From Mold proceed to Northop and join the A55 thereafter in the direction of Conwy. Continue along the A55 for approximately 8 miles, exiting at the Caerwys and Prestatyn interchange. Proceed over the A55 and at the roundabout turn right signposted for Holywell. Continue through the village of Lloc (ignoring the first turning for Gorsedd Village) and after a further third of a mile thereafter turn right for Gorsedd on passing the Druid Inn which is on the left hand side the property will be found after a short distance on the right.





Lower Ground Floor

Floor area 15.8 m² (171 sq.ft.)



Ground Floor

Floor area 185.8 m² (2,000 sq.ft.)

TOTAL: 201.6 m² (2,170 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.