

**Meifod Llanasa Road, Gronant, Gronant,
Flintshire, LL19 9TL**

£260,000

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EPC - E51

Council Tax Band - D

Tenure - Freehold

Llanasa Road, Gronant

3 Bedrooms - House - Detached

Williams Estates are delighted to market this beautifully presented detached house located in a popular residential area with stunning views of the North Wales Coastline and beyond. The spacious accommodation affords entrance hallway, utility room, open plan living room with log burner, dining room, conservatory and kitchen diner. To the first floor three bedrooms and a spacious modern shower room. Outside having a good sized driveway to the front providing ample parking for several vehicles and an enclosed rear garden which is landscaped for ease of maintenance and has a good sized fully insulated timber built cabin/studio. The property benefits from having gas fired central heating and double glazing. EPC rating E51. Available with no onward chain.



Accommodation

Via a double glazed door with matching side panels leading into the entrance hallway.

Entrance Hallway

Having radiator, power points, under stairs storage cupboard housing the gas central heating boiler and electric meter, laminate flooring, stairs off to the first floor landing and doors off.

Utility Room

8'11" x 7'4" (2.72 x 2.24)

Having radiator, power points, laminate flooring and double glazed window to the side elevation.

Living Room

11'10" x 10'9" (3.61 x 3.28 (3.60 x 3.27))

Having radiator, power points, TV point, inglenook fireplace with timber mantle and slate hearth housing a log burner, laminate flooring, feature wall, double glazed bay window overlooking the front elevation enjoying views of the North Wales coastline and opening leading into the dining room.



Dining Room

10'8" x 9'10" (3.25 x 3.00)

Having power points, laminate flooring and opening leading into the open plan conservatory/kitchen diner.

Open Plan Conservatory & Kitchen Diner

19'7" x 11'9" (5.97 x 3.58)

Having double glazed windows surrounding, laminate flooring, radiator, double glazed double doors leading onto the rear garden. The kitchen area is fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, built in oven, halogen hob with extractor hood over, void for fridge freezer, void for washing machine, breakfast bar, laminate flooring and double glazed window overlooking the rear elevation.



Stairs Off To The First Floor Landing

A turned staircase with two double glazed windows to the side elevation, power point and doors off.

Bedroom One

12'7" x 10'11" (3.84 x 3.33 (3.83 x 3.32))

Having radiator, power points, laminate flooring and double glazed bay window overlooking the front elevation enjoying panoramic views of the North Wales Coastline.

Bedroom Two

10'10" x 9'10" (3.30 x 3.00)

Having radiator, power points, laminate flooring, loft access hatch and double glazed window overlooking the rear elevation with views towards the hillside.

Bedroom Three

7'10" x 6'11" (2.39 x 2.11)

Having radiator, power points, laminate flooring and double glazed window overlooking the front elevation with views towards the North Wales Coastline.

Shower Room

8'9" x 7'3" (2.67 x 2.21)

Fitted with a double shower enclosure with waterfall shower head and telephonic shower head, hand wash basin, low flush WC, laminate flooring, heated towel rail, extractor fan, inset spot lighting and obscure double glazed window.

Outside

The property is approached via a blocked paved driveway providing ample off street parking for several vehicles and bound by wall and fencing with a variety of plants and shrubs. Timber gates allows access both sides to the enclosed rear garden. The rear garden being a particular feature being landscaped for ease of maintenance having a blocked paved patio, log store, variety of plants, shrubs and trees, greenhouse, timber store. To the rear of the garden there is a decked patio ideal for al fresco dining and timber cabin ideal for studio/office.

Cabin

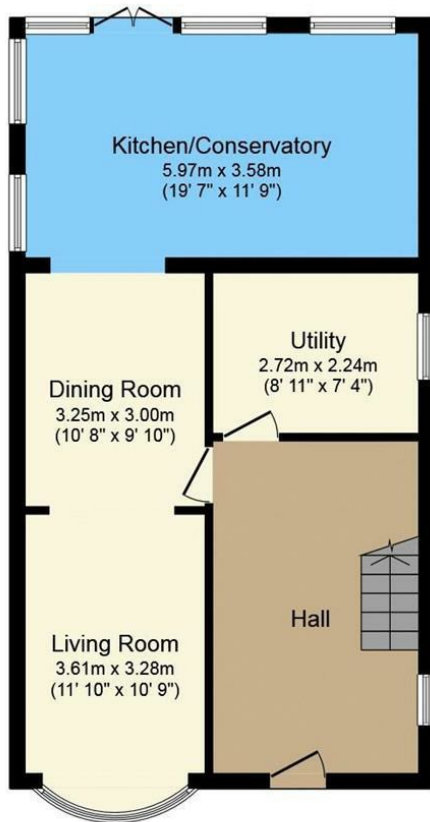
23'5" x 11'6" (7.14 x 3.51 (7.13 x 3.50))

Fully insulated timber cabin having power and lighting, laminate flooring and windows to the side and front elevations.

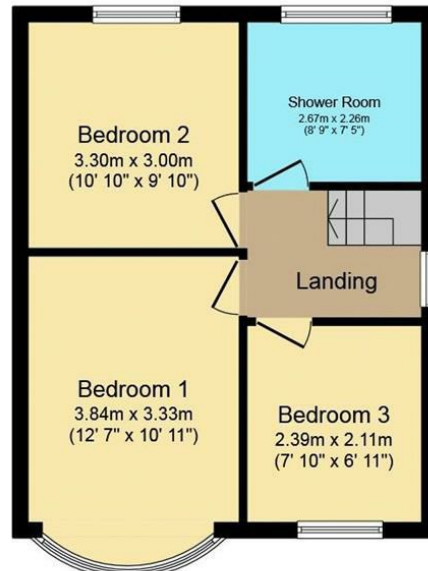
Directions

Proceed right from our Prestatyn office on to Gronant road, passing the duck pond on the left hand side to the t-junction. Turn right on to the A548 and proceed along, turning right on to the road sign-posted Upper Gronant, and continue up Gronant hill. At the top of the hill veer left towards Llanasa. This leads you on to Llanasa road, continue along where the property can be found on the right hand side.





Ground Floor



First Floor

Total floor area 96.4 m² (1,038 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	51	
(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.