



## Craig Siglo Lon Capel, Gwaenysgor, Flintshire, LL18 6EJ

**£425,000**



**EPC - null**

**Council Tax Band - E**

**Tenure - Freehold**

# Lon Capel, Gwaenysgor

## 3 Bedrooms - House - Detached

Cozy and inviting, this three bedroom detached stone house is a dream come true! With working log fire to keep you warm on chilly nights, a wrap around garden to soak up the sun, and off-road parking plus a detached garage it's got everything you need! Located in the sought-after village of Gwaenysgor, you'll wake up to breathtaking views of the hillside everyday. Don't wait to make this house your home sweet home! EPC Rating: TBC.



### Accommodation

Via an oak framed porch leading to the oak glazed door allowing access into the entrance hallway.

### Entrance Hallway

Having wooden flooring, radiator, power points, under stairs storage cupboards, stairs leading off to the first floor landing and doors off.

### Living Room

18'2" x 12'4" (5.54 x 3.76)

Having feature beamed ceiling, wall light points, two radiators, power and lighting, inglenook fireplace housing a log burner, TV aerial point, wooden flooring, double glazed window overlooking the front elevation and double glazed patio doors allowing access onto the rear garden.

### Ground Floor Cloakroom

Fitted with a low flush WC, pedestal hand wash basin, radiator, wooden flooring, extractor fan and double glazed window.

### Kitchen Diner

18'2" x 12'3" (5.54 x 3.73)

Fitted with a range of wall, drawer and base units with wooden worktop surfaces over, stainless steel sink and drainer with mixer tap over, integrated dishwasher, integrated fridge freezer, built in oven with 5 ring hob over, extractor hood, void for washing machine, part tiled walls, feature beamed ceiling, two radiators, wall mounted Worcester central heating boiler, wooden flooring, double glazed windows overlooking the front and side elevations and double glazed patio doors allowing access onto the rear garden.

### Stairs Off To The First Floor Landing

Having a turned staircase, double glazed window to the side elevation, loft access hatch, radiator, built airing cupboard providing ample storage space with radiator, power points and doors off.



### Bedroom One

18'3" x 12'3" max (5.56 x 3.73 max)

Having lighting, power points, two radiators, TV aerial point, built in wardrobes with storage above, double glazed windows to the front and rear elevations and door allowing access into the en-suite shower room.

### En-suite Shower Room

Fitted with a low flush WC, pedestal hand wash basin, enclosed shower cubicle, heated towel rail, extractor fan, wooden flooring and velux window.

### Bedroom Two

12'3" x 9'11" (3.73 x 3.02)

Having lighting, power points, radiator, TV aerial point, built in wardrobes and double glazed window to the front elevation.

### Bedroom Three

12'3" x 7'10" (3.73 x 2.39)

Having lighting, power points, radiator and double glazed window overlooking the rear elevation.

### Bathroom

6'3" x 5'6" (1.91 x 1.68)

Fitted with a panelled bath with taps and shower head over, pedestal hand wash basin, low flush WC, heated towel rail, fully tiled walls, wooden flooring, extractor fan and double glazed window.

### Outside

The property is approached via a driveway to the side elevation where you will find space for off road parking and the detached garage. Boasting wrap around gardens with stone paved patio surrounding ideal for enjoying the sunshine. The garden has a raised decked area with ample outdoor power points, lighting and hatch allowing access to the LPG gas tank beneath.

### Garage

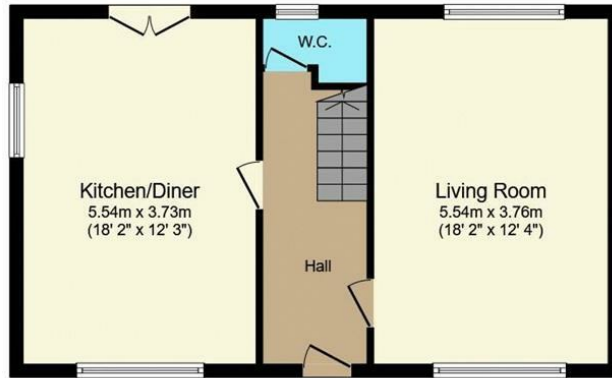
18'3" x 9'0" (5.56 x 2.74)

Having up and over door, power and lighting.

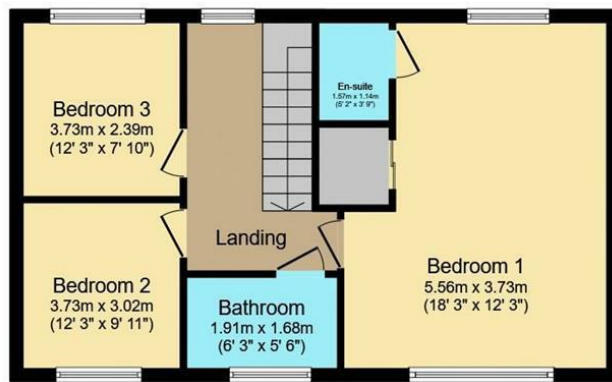
### Directions

Proceed from Prestatyn office right and take the first right onto Fforddlas and continue up the hill to Gwaenysgor. Within the village turn right at the village square and telephone box and Graig Siglo can be seen on the right hand side.





**Ground Floor**



**First Floor**

Total floor area 103.6 m<sup>2</sup> (1,115 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.