



## Pwll Annedd, Llanasa, Flintshire, CH8 9NE

**£470,000**

 4  2  2  E

**EPC - E44**

**Council Tax Band - G**

**Tenure - Freehold**



# , Llanasa

## 4 Bedrooms - House

For Sale! This stunning four-bedroom detached house in the sought after village location of Llanasa. Built from original Gwespwr stone, this charming home features dual stone steps to its elevated position with breathtaking countryside views. Inside, you'll find two reception rooms, one with a cozy stone fireplace and real log fire. The raised garden offers a peaceful retreat with views of the village pond. No Onward Chain & Vacant Possession, don't miss out on this incredible opportunity!!



### Accommodation

via a timber framed obscure glazed door with panelling adjacent leading into;

### Entrance Porch

5'5 x 5'5 (1.65m x 1.65m)

Having lighting, radiator, boot bench and timber framed door leading into;

### Entrance Hallway

Having lighting, power points, radiator, internet access point, space for hanging coats, stairs to first floor landing and doors off.

### Living Room

15'11 x 12 (4.85m x 3.66m)

With feature timber beams, lighting, power points, radiator, stone built fireplace with working log fire, exposed wooden floorboards, windows to the front elevation and sliding patio doors providing access to the side elevation.

### Kitchen/Diner

23'07 x 9'07 (7.19m x 2.92m)

Kitchen comprising wall, drawer and base units with worktops over, sink with half drainer and mixer flexi tap above, four-ring induction hob with extractor hood above, integrated dual oven, void for under counter fridge, tiled floors and partially tiled walls, lighting, power points, radiators, ample dining space with further lighting and power points, windows to front and side elevations and timber stable door giving access to the side garden.

### Cloakroom

3'09 x 6'03 (1.14m x 1.91m)

Comprising wall mounted sink with taps over, radiator, low flush W.C., partially tiled walls, lighting and obscured glazed window to the side elevation.

### Snug / Study Room

10'01 x 13'10 (3.07m x 4.22m)

Having lighting, power points, radiator and windows to the front and side elevation with views of the agricultural fields and Llanasa village pond.

### Utility Room

16'04 x 7 (4.98m x 2.13m)

Of a very good size, comprising wall, drawer and base units with worktops over, single drainer sink with mixer tap above, void and plumbing for washing machine and dishwasher, void for freestanding fridge/freezer, lighting power points, under stairs storage cupboard, partially tiled walls, tiled floors and a window to the side elevation.



### Stairs To First Floor Landing

Having lighting, storage cupboard, decorative stained glass sky light, radiators, Veluxe window to the side elevation, ample storage into eaves and doors off;

### Family Bathroom

9'04 x 9'01 (2.84m x 2.77m)

Comprising low flush W.C., bidet with taps over, pedestal hand wash basin with taps over, bath wall-mounted shower head above and taps over, partially tiled walls, radiator, lighting, extractor fan and an obscure glazed window to side elevation.

### Bedroom One

11 x 12 (3.35m x 3.66m)

Having lighting, power points, fitted wardrobes into eaves, dual aspect windows to the front elevation with Veluxe window to the side elevation and door leading into;

### En-Suite

6'04 x 7 (1.93m x 2.13m)

Comprising pedestal hand wash basin with taps over, low flush W.C., walk-in shower enclosure with wall-mounted shower head, extractor fan, lighting, radiator, fully tiled walls, and a veluxe window to the side elevation.

### Bedroom Two

13'08 x 10'01 (4.17m x 3.07m)

Having lighting, power points, radiator, fitted wardrobes with dresser and over bed storage windows to both front and side elevations with stunning views of the countryside.

### Bedroom Three

9'04 x 13'09 (2.84m x 4.19m)

Having lighting, power points, radiator. fitted wardrobes with mirrored fronts and window to the side elevation.

### Bedroom Four

13'03 x 10'10 (4.04m x 3.30m)

Having lighting, power points, radiator, in-built wardrobes and window to the rear elevation overlooking rear garden, fields and beyond.

### Garage

23'01 x 19'03 (7.04m x 5.87m)

Of a very good size having lighting, power points, window to the front elevation and dual sliding garage doors.

### Outside

The property is approached via a paved driveway leading up to the double garage with outside W.C. adjacent. Dual steps sourced from Gwespyr stone take you up to the main accommodation with raised beds either side housing a variety of bushes/shrubs.

To the rear the garden is sectioned by areas which are laid with lawn, slate gravel and flagged paved patio which enjoys a sunny aspect with stunning views of the fields behind. Privacy is obtained by mature trees enclosing the garden from neighbouring properties. To the side of the property you can find a decked area, located just outside the kitchen the side garden is ideal for al-fresco dining in the warm summer months.

### Directions

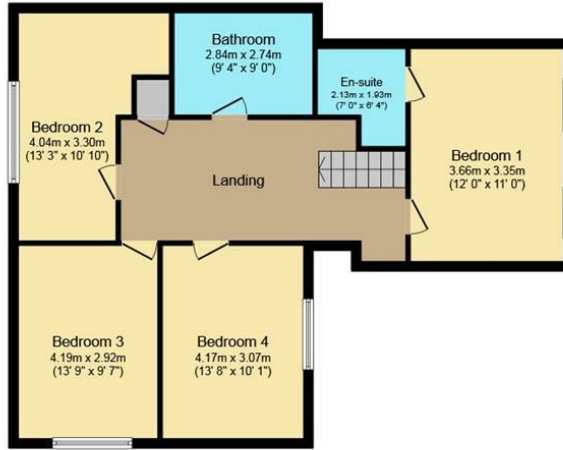
From the Prestatyn office turn right along Meliden Road, through the traffic lights onto Gronant Road and at the duck pond turn right onto Upper Gronant Road and proceed into the village taking the right fork in the road onto Llanasa Road and proceed to the T-junction at Gwespyr, turn right and continue into the village of Llanasa, turn right in front of the Red Lion Inn and the property will be found on the right hand side.



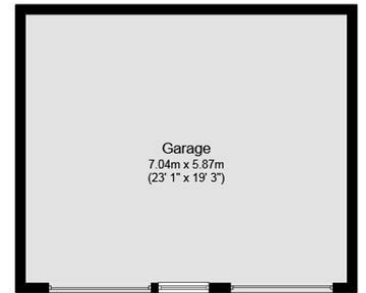




**Ground Floor**



**First Floor**



**Garage**

Total floor area 203.7 m<sup>2</sup> (2,192 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>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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.