



Thelwyn Well Lane, Gwaenysgor, Flintshire, LL18 6EP

£340,000

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EPC - E54

Council Tax Band - F

Tenure - Freehold

Well Lane, Gwaenysgor

2 Bedrooms - Bungalow

Looking for your dream bungalow? Look no further! This well-presented two-bedroom detached bungalow in the sought-after location of Gwaenysgor offers stunning views of fields and the countryside. With central heating, uPVC double glazing and two multi-fuel burners you'll always be cosy. The manageable gardens, driveway for off-road parking and garage provide convenience and space. Viewing is highly encouraged to discover all this bungalow has to offer!



Accommodation

via a uPVC double glazed door with panelling adjacent leading into;

Reception Hall

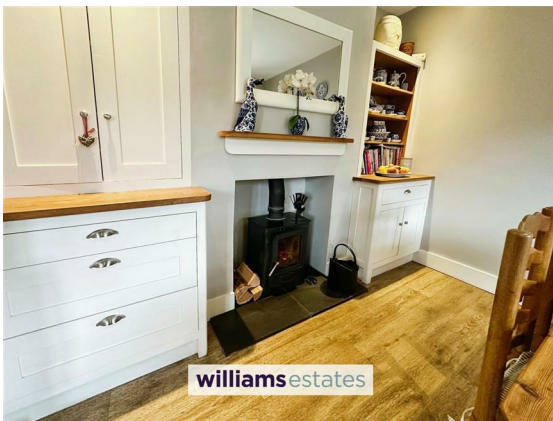
Being L-shaped, having loft access hatch with pull down ladder, wall-heater, lighting and doors off;

Loft Room

Accessed via a pull down loft ladder, having lighting, double glazed dormer window to the front enjoying views across the front garden

Living Room

14'5" x 12'5" (min) (4.39m x 3.78m (min))
Having lighting, power points, multi-fuel stove on a tiled hearth, electric panel radiator and a uPVC double glazed bay window to the front elevation with window seats.



Kitchen/Diner

18'9" x 12'1" (max) (5.72m x 3.68m (max))
Comprising a range of modern shaker style wall, drawer and base units with granite worktops over, lighting, power points, integrated dishwasher, integrated fridge/freezer, integrated double oven, four-ring hob with extractor hood above, Belfast sink with swan neck mixer tap over, electric wall-heater, multi-fuel stove tiled hearth, in-built dresser units to each side of the fireplace, ample-space for dining, uPVC double glazed windows with patio doors giving access into the rear garden.



Bedroom One

14'4" x 12'5" (min) (4.37m x 3.78m (min))
Having power points, lighting, electric wall-heater and a walk-in uPVC double glazed bay window overlooking the front garden.

Bedroom Two

12'1" x 8'10" (3.7 x 2.7)
Having electric wall-heater, power points, lighting and a uPVC double glazed window to the rear.

Bathroom

Comprising a four-piece suite which include shower enclosure, panelled bath with mixer tap over, W.C., hand wash basin, partially tiled walls, chrome heated towel rail and a uPVC double glazed window to the rear.

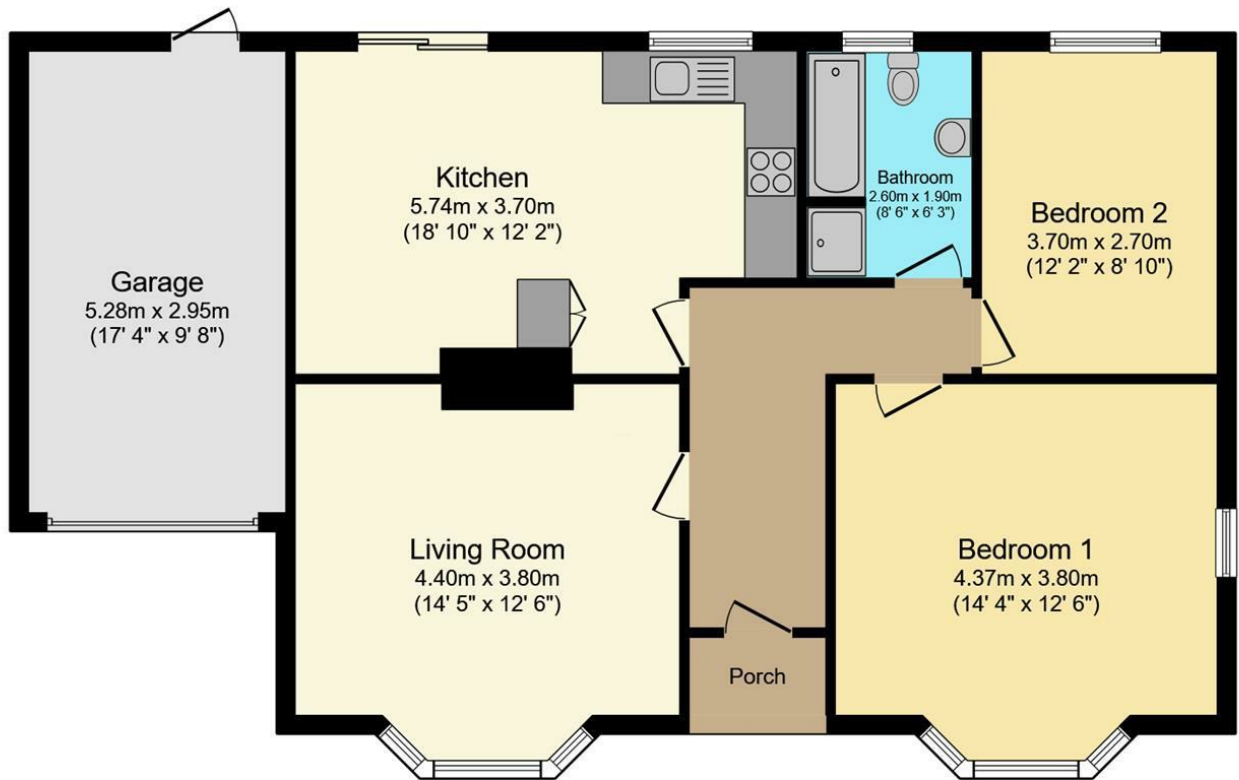
Outside

To the front the property there is a driveway providing off-lane parking, the front garden is laid with lawn and well-stocked with surrounding borders and a pathway which leads round to the rear garden. To the rear the garden is laid with lawn with a paved patio ideal for al-fresco dining.

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 onto Well Lane.





Floor Plan

Floor area 98.1 sq.m. (1,056 sq.ft.)

TOTAL: 98.1 sq.m. (1,056 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		
(69-80) C		76
(55-68) D	54	
(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.