



**4 Llys Dewi, Gronant, Flintshire, LL19  
9TQ**

**£189,500**

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**EPC - D63**

**Council Tax Band - E**

**Tenure - Freehold**

# Llys Dewi, Gronant

## 2 Bedrooms - Bungalow - Detached

A two bedroomed detached bungalow situated in a pleasant position in the village of Gronant within easy reach the resort town of Prestatyn and within 400metres of A548 (Mosytn Rd ) and easy commute distance to Chester ,Wrexham, Deeside and the Wirral. The bungalow offers double glazing, gas central heating, large living room with good sized dining area, rear conservatory, fitted kitchen, bathroom and two double bedrooms. There are lawned gardens to the front with off street parking and garage, the rear garden being tiered and low maintenance. Available with no onward chain.



### Accommodation

Via a double glazed door leading onto the kitchen.

### Kitchen

9'10" x 9'1" (3.00 x 2.77)

Fitted with a range of wall, drawer and base units with worktop surface over, stainless steel sink and drainer with mixer tap over, built in oven and hob with extractor hood over, breakfast bar, radiator, double glazed window to the side elevation and sliding door leading into the inner hallway.

### Inner Hallway

with loft access hatch, radiator and doors off.

### 'L' Shaped Lounge with Diner

16'3" x 20'2" (4.95 x 6.15)

Having two radiators, living flame gas fire with wooden surround, laminate flooring, double glazed patio doors to the side and two timber double glazed bay windows to the front overlooking the front garden and with views towards the North Wales Coastline.

### Bedroom 1

12'0" x 10'0" (3.66 x 3.05)

Having radiator, fitted wardrobes with matching drawers and double glazed sliding patio doors leading into the conservatory.

### Conservatory

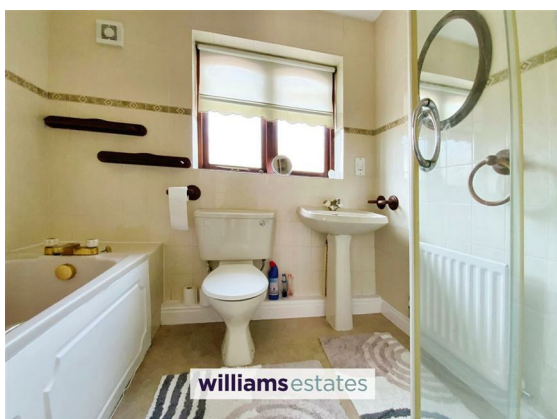
12'0" x 10'2" (3.66 x 3.10)

Having hardwood double glazed windows surrounding, radiator, timber glazed door leading into the garage and timber double doors allowing access into the rear garden.

### Bedroom 2

9'10" x 8'5" (3.00 x 2.57)

Having radiator, fitted wardrobes and double glazed window to the rear elevation.



## Bathroom

Fitted with a four piece bathroom comprising of panelled bath, WC, pedestal hand wash basin, shower enclosure with wall mounted shower, tiled walls, radiator, extractor fan and timber double glazed window to the side elevation.

## Integral Garage

With up and over door, power and lighting, window to the rear and personal door leading into the conservatory.

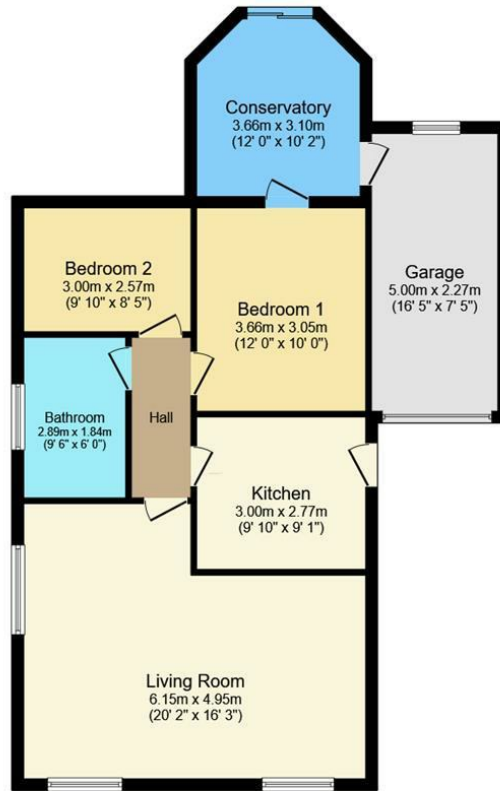
## Outside

The property is approached via a driveway providing off street parking which in turn leads to an attached garage. The garden to the front mainly laid to lawn with a mature shrubbery. A path leads down along the side to a timber gate allowing access to the side and to the rear garden. The rear garden being landscaped for ease of maintenance having tiered paved areas with raised stocked borders and steps leading to the top of the garden offering a paved patio with stunning views towards the North Wales Coastline.

## Directions

From the Prestatyn office proceed right along Gronant Road, continue to the junction and turn right on to the main Coast Road. Continue towards Gronant and turn right up Gronant Hill, bear left and right into Llys Dewi and the property can be seen on the left hand side.





## Floor Plan

Floor area 84.5 m<sup>2</sup> (909 sq.ft.)

TOTAL: 84.5 m<sup>2</sup> (909 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](http://www.Propertybox.io)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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