

**4 Garden Row, Coast Road, Mostyn,  
Flintshire, CH8 9GA**

**£175,000**

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**EPC - C70**

**Council Tax Band - C**

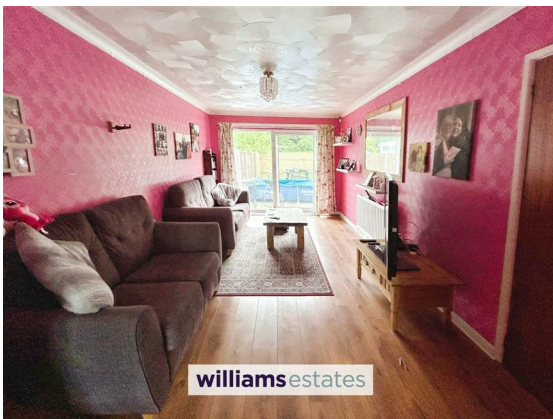
**Tenure - Freehold**



# Garden Row, Coast Road, Mostyn

## 3 Bedrooms - Bungalow - Semi Detached

This spacious three bedroom bungalow is situated in the quiet village location of Mostyn, which is within very close proximity to the A55 expressway providing links to Chester, Liverpool and Manchester. The property boasts open views to the rear onto woodlands welcoming a semi rural aspect. The accommodation affords three double bedrooms, living room, dining room, modern fitted kitchen, ground floor shower room and shower room to the first floor. The property benefits from having gas fired central heating, solar panels and double glazing. EPC rating C70.



### Accommodation

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

### Entrance Hallway

Having radiator, power point, built in storage cupboard and doors off.

### Ground Floor Shower Room

Comprising of low flush WC, pedestal hand wash basin, double shower enclosure, tiled walls, tiled flooring, heated towel rail, extractor fan and obscure double glazed window.

### Kitchen

13'9" x 9'1" (4.19 x 2.77)

Fitted with a range of wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, built in oven and hob with extractor hood over, void for washing machine, void for dishwasher, void for fridge freezer, tiled flooring, double glazed window overlooking the front elevation and small double glazed window to the side elevation.

### Living Room

19'1" x 12'2" max 9'5" min (5.82 x 3.71 max 2.87 min)

Having coved ceiling, radiator, power points, TV point, under stairs storage cupboard, large picture window overlooking the front elevation, stairs off to the first floor landing and archway leading to the dining room.

### Dining Room

16'4" x 10'0" (4.98 x 3.05)

Having coved ceiling, radiator, power points, TV point, laminate flooring and double glazed sliding patio door allowing access to the rear garden.

### Ground Floor Bedroom

11'8" x 10'0" (3.56 x 3.05)

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

### Stair Off To The First Floor Landing

Having doors off.



## Bedroom One

Having radiator, power points, built wardrobes, storage into the eaves and velux window.

## Bedroom Two

10'6" x 9'5" min (3.20 x 2.87 min)

Having radiator, power points, double glazed window overlooking the side elevation and door leading into the ensuite shower room.

## Ensuite

11'7" x 6'3" (3.53 x 1.91)

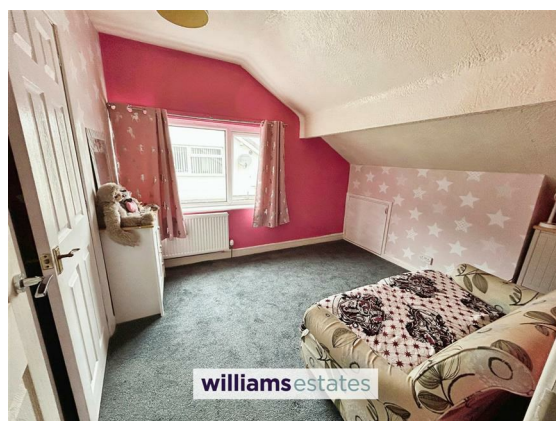
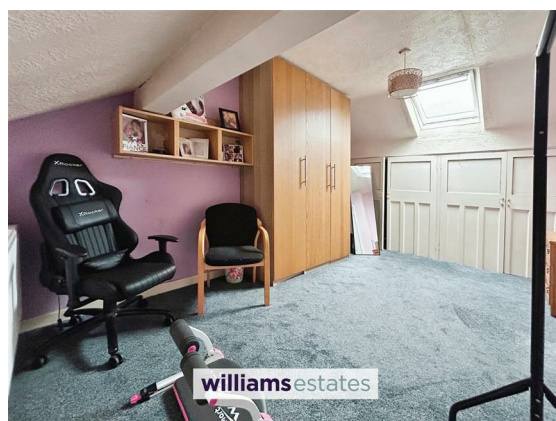
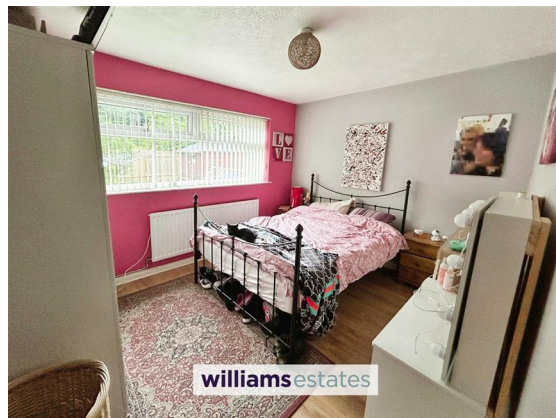
Comprising of a low flush WC, pedestal hand wash basin, bath with electric shower, radiator, tiled walls, vinyl flooring, storage into the eaves and extractor fan.

## Outside

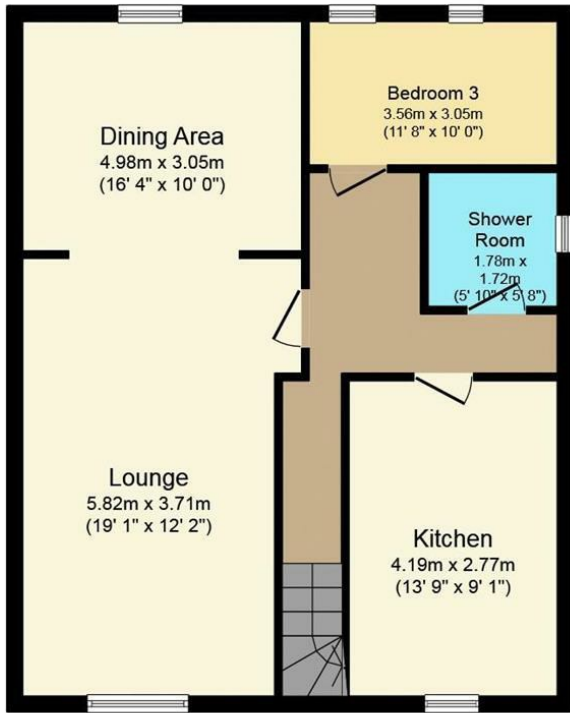
The property is approached via a driveway providing off street parking. The garden to the front is mainly laid to lawn and bound by fencing. The garden to the rear having a paved patio and laid to lawn. The property benefits from having two outside timber stores.

## Directions

Proceed right from Prestatyn office to the traffic lights and continue along passing the Duck Pond on the left to the T junction. Turn right onto the A548 and continue through Gronant, Tan Lan and onto the expressway passing Ffynngrowy. Continue along into Mostyn passing the clock tower on the right and turn right onto Garden Row where No 4 can be seen ahead of you.

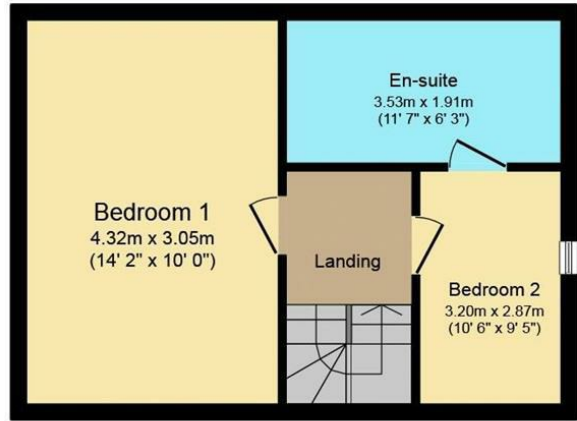






### Ground Floor

Floor area 63.7 sq.m. (686 sq.ft.) approx



### First Floor

Floor area 36.3 sq.m. (390 sq.ft.) approx

Total floor area 100.0 sq.m. (1,076 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>	<b>70</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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