

Tawelfan Gronant Hill, Gronant, Flintshire, LL19 9SR

£179,950

 2  1  2  D

EPC - D62

Council Tax Band - D

Tenure - Freehold

Gronant Hill, Gronant

2 Bedrooms - Bungalow - Detached

Welcome to this charming detached bungalow located on Gronant Hill in the picturesque village of Gronant. This lovely property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

Situated in a tranquil area, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life. The detached nature of the property provides added privacy and a sense of exclusivity. Whether you are looking for a permanent residence or a holiday home, this bungalow is sure to meet your needs.



Accommodation

via a uPVC double glazed obscure door, leading into the;

Entrance Porch

Having a feature window to the front and a timber framed single glazed door leading into the;

Dining Room

17'7" x 8'8" (5.38m x 2.66m)

Having lighting, power points, radiator, storage cupboard, door into hallway and door into the kitchen.

Kitchen

13'11" x 10'0" (4.26m x 3.07m)

Fitted with a range of wall, drawer and base units with worktop over, integrated electric hob with integrated oven under and extractor hood above. A 1.5 bowl composite sink unit with mixer tap, wall mounted Worcester combination boiler, space for a fridge freezer, plumbing for washing machine and space for tumble dryer, tiled walls, lighting, power points, uPVC double glazed window onto the front elevation and uPVC double glazed french doors opening to the rear garden.

Hallway

Having lighting and doors off to further accommodation.

Lounge

13'10" x 11'3" (4.24m x 3.43m)

Having lighting, power points, radiator and a uPVC double glazed bay window onto the front elevation enjoying views out towards the North Wales Coastline in the distance.

Bedroom One

15'1" x 8'7" (4.61m x 2.64m)

Having lighting, power points, radiator and a large uPVC double glazed window onto the rear elevation.

Bedroom Two

9'1" x 8'9" (2.78m x 2.68m)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the side elevation.



Shower Room

7'7" x 6'6" (2.32m x 2.0m)

Comprising of a walk-in shower enclosure with wall mounted shower, vanity hand-wash basin with tap over, tiled walls and flooring, uPVC obscure glazed window to the rear, lighting, radiator and loft access hatch.

Outside

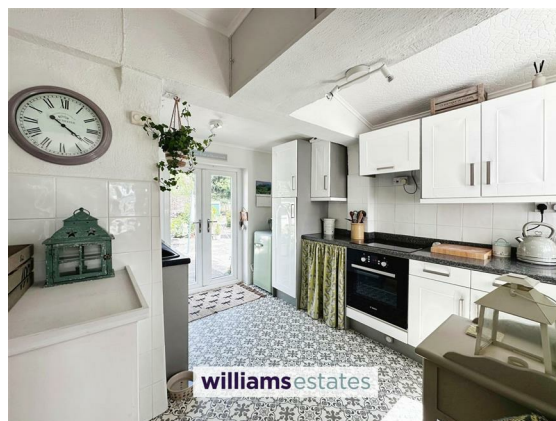
The property is approached via paved steps leading up to the accommodation, where to the side there is ample space for off-road parking for several vehicles . The driveway extends to the rear garden where there is a garage, larger than average sized garden that is mainly laid to lawn and an area that is ideal for alfresco dining. Enjoying a sunny aspect all day long and offers a sense of peace and tranquility

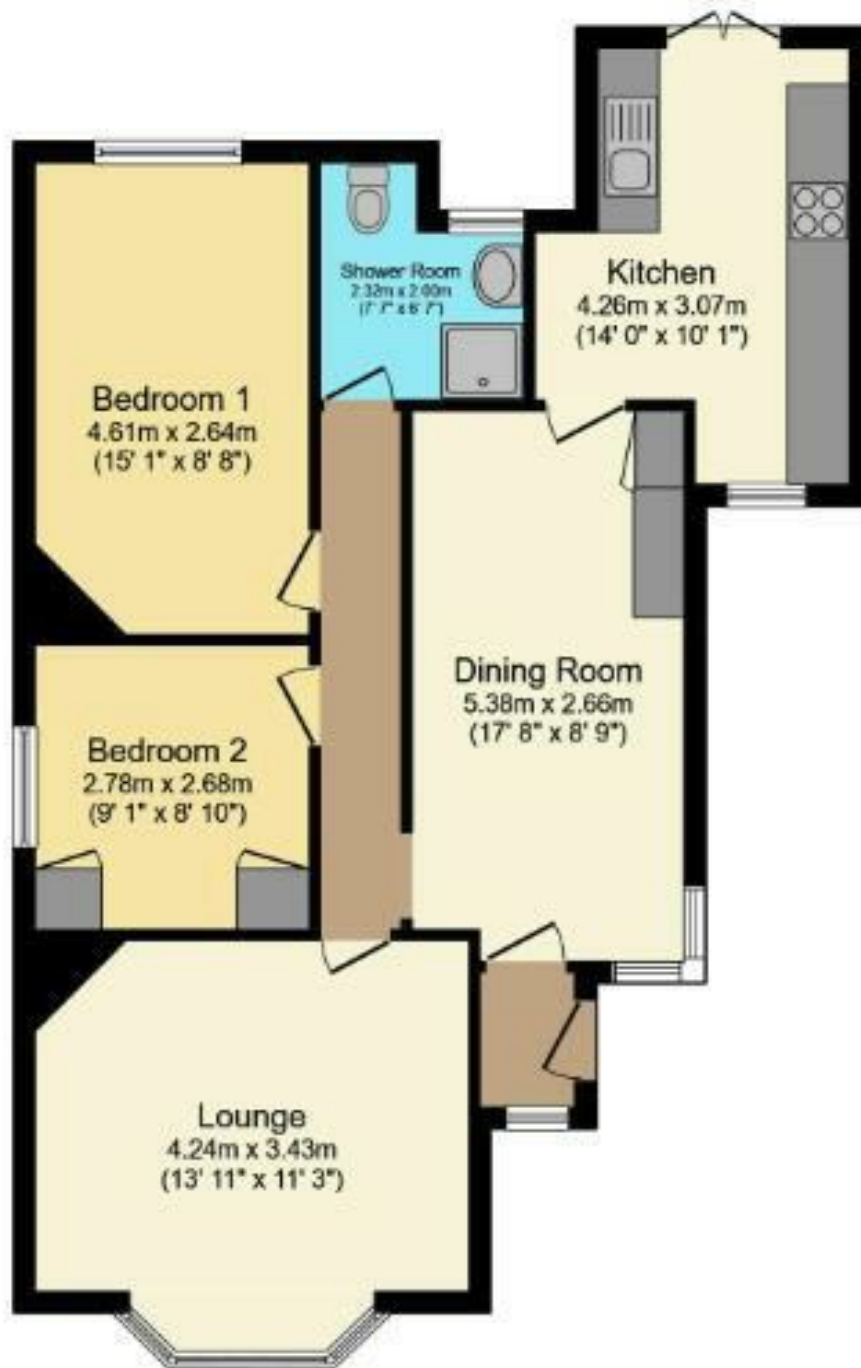
Garage

Having an up and over door and power points.

Directions

Proceed from Prestatyn office right onto Gronant Road and continue to the T junction passing the duck pond on the left hand side. Turn right and continue to the traffic lights and turn right at the crossroads signposted Upper Gronant. The property can then be found on your left hand side.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.