



**Nant Y Garth Garth Lane,
Ffynnongroyw, Flintshire, CH8 9HB**

£385,000

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EPC - F30

Council Tax Band - F Tenure - Freehold

SUMMARY

Welcome to this charming detached stone built cottage with an additional annex located in the picturesque Garth Lane, Ffynnongroyw. The property boasts two spacious bedrooms, lounge, kitchen/diner, shower room and two loft rooms, with the Annex comprising of a further bedroom, shower room and open plan living/dining/kitchen.

The property is perfect for entertaining guests or simply relaxing with your loved ones, with the original build dating back to the 1700's. Being full of character and charm throughout this property is a unique find in todays market.

Located in a tranquil area, this cottage offers a peaceful retreat from the hustle and bustle of everyday life, with one of the standout features being the adjoining woodland which is approximately 4 acres, with a running stream and waterfall view.



Accommodation

via a timber framed stable door, leading into the;

Kitchen/Diner

15'1" x 11'6" (4.61m x 3.51m)

Comprising of wall, drawer and base units with worktop over, void for a freestanding washer, void for a freestanding cooker, stainless steel sink and drainer with stainless steel taps over, store cupboard, feature stone alcove with timber mantle, lighting, power points, space for dining, glazed window onto the rear and front elevations and doors off.

Rear Porch

Having lighting, space for a freestanding fridge/freezer, timber stable door giving access to the rear and door off into the Shower Room.

Shower Room

7'6" x 6'4" (2.31m x 1.95m)

Comprising low flush W.C., hand-wash basin with a stainless steel mixer tap over, cupboards for storage, walk-in shower with a wall mounted shower head, lighting, radiator and a glazed window onto the side elevation.

Lounge

23'6" x 12'0" (7.17m x 3.68m)

Having lighting, power points, radiator, glazed windows onto the front and rear elevations, feature stone alcove with timber mantle and inset log burner, stairs to loft room two and door off into inner hallway.

Inner Hallway

Having lighting, power points, radiator, stairs to loft room one and doors off.

Bedroom One

12'1" x 8'7" (3.7m x 2.62m)

Having lighting, power points, radiator and glazed windows onto the front and side elevations.

Bedroom Two

11'1" x 8'6" (3.39m x 2.61m)

Having lighting, power points, radiator and a glazed window onto the front elevation.

Loft Rooms

Loft Room One

23'5" x 10'10" (7.14m x 3.31m)

Having lighting, power points, radiator, velux window and a glazed window onto the side elevation.

Loft Room Two

22'0" x 10'10" (6.73m x 3.31m)

Having lighting, power points, radiator, velux window and eaves access for storage.





Outside

The property benefits from extensive gardens with an array of outdoor space housing a workshop and annex and being surrounded by woodland. Enjoying an abundance of wild flowers, shrubs, plants, bushes and wildlife, a lovely private, peaceful environment

Annex

Accessed via a timber stable door.

Porch

Having space for storage and a sliding door, leading into the;

Open Plan Living/Dining/Kitchen

12'8" x 11'10" (3.87m x 3.63m)

Comprising a sink and drainer with stainless steel taps over, glazed window onto the front, base and wall units with worktops over, space for dining and living area, lighting, power points, radiator, electric fireplace, glazed windows onto the side and rear elevations and door off into the;

Bedroom

12'8" x 7'9" (3.88m x 2.38m)

Having lighting, power points, glazed window onto the rear and door off into shower room.

Shower Room

7'7" x 4'9" (2.33m x 1.45m)

Comprising a low flush W.C., vanity hand-wash basin with taps over, lighting, radiator, extractor fan, shower enclosure with wall mounted shower head and window onto the side.

Workshop

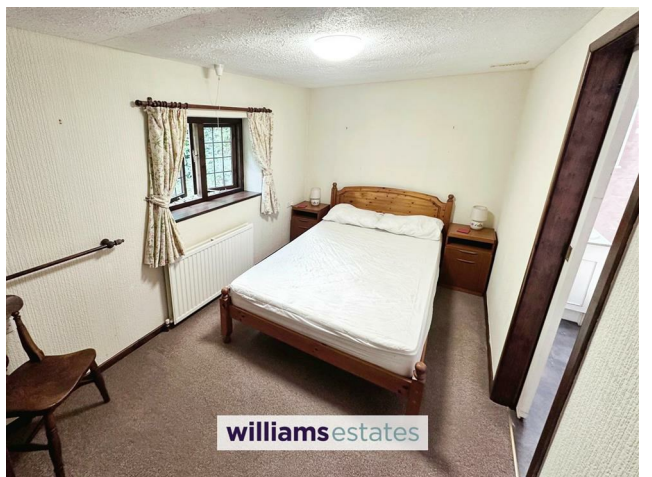
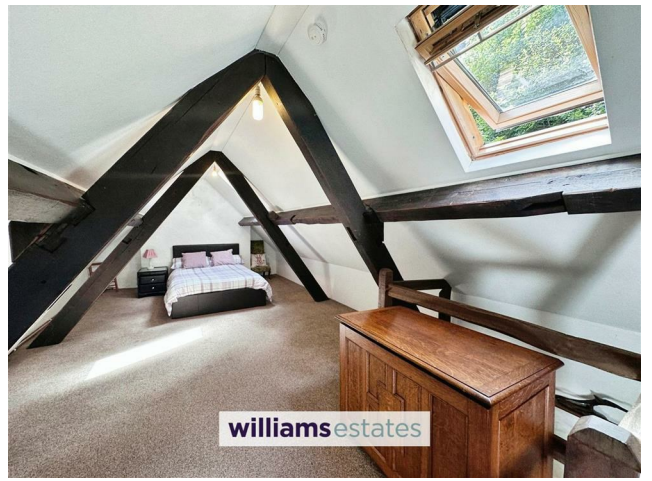
17'7" x 13'3" (5.37m x 4.05m)

Being of a great size, having lighting and power points.

Directions

From the Prestatyn Office, bear right onto Meliden Road and continue along onto Gronant Road, proceeding to the T-Junction. Turn right onto Prestatyn Road (A548), through the village of Gronant continuing along onto the bypass. At the traffic lights turn right signposted Ffynnongroyw and Penyffordd and take the first left onto Garth Lane. Continue through the Ford onto the single track and follow until you reach the first property on your left at this property continue straight on, passing another property on your left, follow the track and take the next left up the slight hill and follow the road down to the property.







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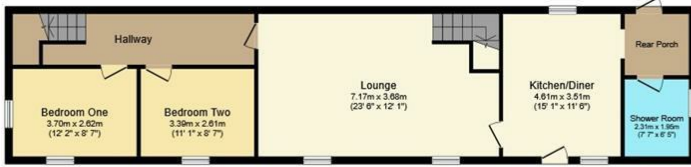


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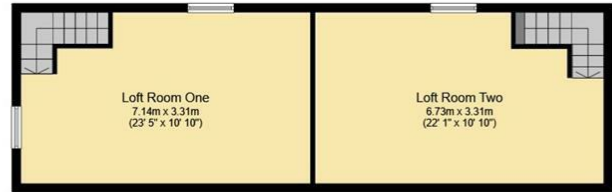


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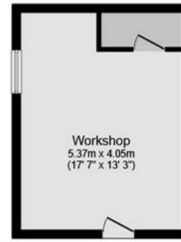
Ground Floor
Floor area 85.5 m² (920 sq.ft.)



First Floor
Floor area 61.5 m² (662 sq.ft.)



Annex
Floor area 41.6 m² (448 sq.ft.)



Workshop
Floor area 21.5 m² (232 sq.ft.)

TOTAL: 210.1 m² (2,262 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			67
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on
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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.