



New Abbey Tyn Y Morfa, Gwespyr, Flintshire, CH8 9JN

£575,000

 5  2  3 

EPC - 0

Council Tax Band -

Tenure - Freehold

SUMMARY

Nestled in the charming village of Gwespyr, Tyn Y Morfa presents a rare opportunity to own a stunning detached house with picturesque views. This spacious property boasts three reception rooms, four bedrooms, and two bathrooms & gym spread across 2,583 sq ft of living space.

Built in 1979, this modern home offers ample parking for up to 5 vehicles, ensuring convenience for you and your guests. The property's detached layout includes a playroom and dressing room, providing versatile spaces for your family's needs.

Previously licensed for kennels, this property offers a unique opportunity for animal lovers or those seeking a business venture. The village location adds to the appeal, offering a peaceful and close-knit community atmosphere.

With its contemporary design and ample space, this property at Tyn Y Morfa is sure to captivate those in search of a comfortable and stylish home in a desirable British village setting.



Accommodation

via a modern composite door, leading into the;

Entrance Porch

Having space for shoe storage and coat hanging, with a door off into the;

Entrance Hallway

Being L-shaped and of a very good size, having lighting, radiator, power points and doors off.

Lounge

20'4" x 12'9" (6.21m x 3.90m)

Having lighting, power points, radiators, T.V. aerial point, two uPVC double glazed windows onto the front elevation, stairs to the first floor landing, cupboard under the stairs for storage and an opening off.

Inner Hall

9'3" x 7'4" (2.84m x 2.24m)

Having lighting, power points, radiator and doors off.

Dining Room

19'9" x 13'4" (6.04m x 4.07m)

An excellent room for entertaining guests, having lighting, power points, radiators, space for dining, uPVC double glazed window onto the front elevation, central glass lantern and bifolding doors onto the rear elevation giving access to the rear patio.

Playroom

12'5" x 9'3" (3.80m x 2.84m)

Having lighting, power points, wall mounted modern radiator and a uPVC double glazed sliding patio door onto the rear elevation.

Kitchen

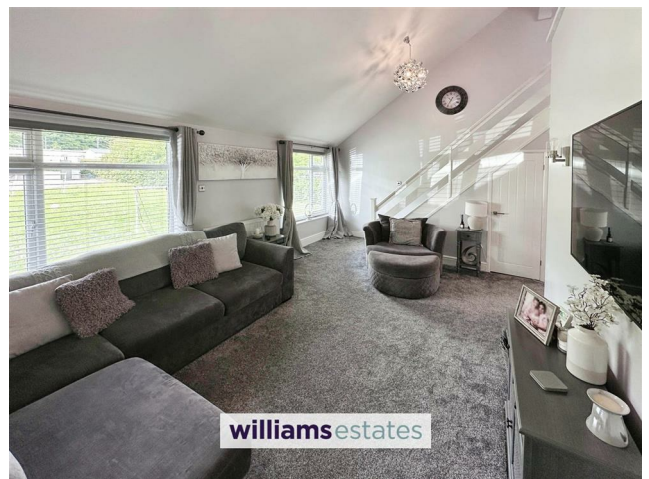
17'0" x 12'11" (5.20m x 3.96m)

A modern fitted kitchen comprising wall, drawer and base units with complementary worktop surfaces over, void for free standing cooker with extractor fan above, Belfast sink with stainless steel tap over, partially tiled walls, integrated dishwasher, void for a free standing fridge freezer, radiator, breakfast bar for dining, lighting, power points, TV aerial point, double glazed window to the rear elevation and modern composite stable door allowing access to the rear patio and a further door leading into the hallway.

Family Bathroom

9'5" x 7'5" (2.89m x 2.27m)

Comprising a walk in shower enclosure with wall mounted shower, low flush WC, vanity hand wash basin with stainless steel tap over, sunken bath with stainless steel mixer tap over, fully tiled walls, tiled flooring, inset spot lighting, wall mounted heated towel rail and double glazed obscure window to the rear elevation.





Bedroom Two

18'0" x 11'9" (5.50m x 3.59m)

Having lighting, power points, radiator, fitted wardrobes and drawer units and a large double glazed window overlooking the front elevation

Bedroom Five / Home Office

9'10" x 9'10" (3.02m x 3.0m)

Having lighting, power points, radiator, inbuilt store cupboard, fitted base and wall units and a uPVC double glazed window onto the rear elevation.

Sitting Room

18'1" x 16'4" (5.52m x 5.0m)

Having lighting, power points, double radiator, wall mounted electric heater, cupboard housing the electrics and the solar panel controls and a uPVC double glazed windows onto the front and side elevations and a door off into the;



Utility Room

17'11" x 9'2" (5.47m x 2.80m)

Comprising of base units with worktop over, stainless steel sink and drainer with a stainless steel mixer tap over, void for washing machine, void for tumble dryer, space for a free-standing fridge/freezer, store cupboard, lighting, power points, double radiator and a uPVC double glazed obscure door giving access to the rear garden.



Stairs to the First Floor Landing

Having lighting, radiator, and doors off.

Bedroom Four

14'3" x 9'2" (4.35m x 2.81m)

Having lighting, power points, radiator and a uPVC double glazed window onto the side elevation having unspoilt views of the adjoining fields.

Landing Hallway

Having lighting, power points, radiator, velux window, store cupboard and doors off.



Bedroom Three

10'1" x 9'10" (3.08m x 3.02m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation enjoying unspoilt views of the fields to the rear and out towards the sand dunes.

W.C.

Comprising a low flush W.C., vanity hand-wash basin with mixer tap over, lighting and radiator.

Dressing Room

18'4" x 12'0" (5.59m x 3.66m)

Having lighting, power points, radiators, velux windows, inbuilt wardrobe space and door off into the;

Bedroom One

17'6" x 15'0" (5.35m x 4.59m)

Having lighting, power points, radiator, T.V. aerial point, eaves access for storage and velux windows onto the rear elevation enjoying unspoilt views.

Gym

31'11" x 20'9" (9.75m x 6.34m)

Having double glazed units to the side and rear with a double glazed door giving access to the rear garden, with double doors leading into a store cupboard.

Store Room

21'0" x 9'11" (6.41m x 3.04m)

Having lighting and being a great space for storage.

Craft Room

21'3" x 9'4" (6.48m x 2.85m)

Potential to be used as a home study or for further storage, having lighting and power points.

Garage

23'7" x 13'2" (7.19m x 4.03m)

Accessed via a timber door, having lighting and power with a door leading into the previously licensed kennels.

Kennels Area

32'7" x 13'10" (9.94m x 4.23m)

Split into 6 compartments, having drainage, lighting, power points, uPVC double glazed windows onto the side and a uPVC double glazed obscure door giving area to an enclosed outside yard.

Outside

The property is approached via a private gates, giving access onto the grounds. The front garden is of ease and low maintenance and offers privacy. Having ample space for off-road parking for multiple vehicles and an area that is laid to lawn. To the rear, the property benefits from a beautifully presented paved patio, ideal for alfresco dining and enjoying a sunny aspect all day long. Breath-taking views of the adjoining fields can be enjoyed from the rear, with the sand-dunes visible in the distance. Housing the air source heat pump and providing access to the numerous outbuildings



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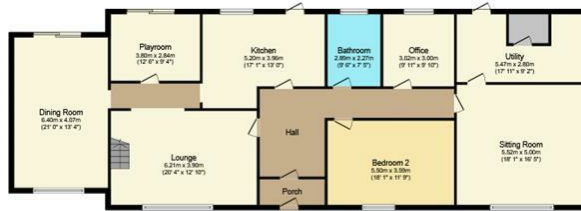


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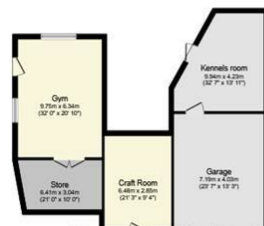
Ground Floor

Floor area 178.3 m² (1,919 sq.ft.)



First Floor

Floor area 69.0 m² (743 sq.ft.)



Outbuilding

Floor area 70.0 m² (754 sq.ft.)

TOTAL: 317.3 m² (3,415 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		
(55-68) D		
(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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