

williams estates



The Views Gwespyr, Flintshire, CH8 9JS

£465,000

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EPC - D59

Council Tax Band - G

Tenure - Freehold

SUMMARY

Nestled in the charming village of Gwespyr, this stunning property offers a unique opportunity to own a piece of paradise with breathtaking panoramic views of the North Wales Coastline.

This delightful detached house boasts five bedrooms, providing ample space for a growing family or hosting guests. With two bathrooms, morning routines will be a breeze in this lovely abode.

One of the standout features of this property is the private gym, perfect for fitness enthusiasts or those looking to stay active without leaving the comfort of their home. Additionally, the enclosed swimming pool offers a luxurious touch, allowing you to relax and unwind in style.

Whether you're enjoying a quiet morning coffee in the garden or hosting a summer barbecue with friends, the picturesque views surrounding this property are sure to impress.

Don't miss out on the chance to make this dream home yours - viewing is highly recommended to fully appreciate the beauty and potential this property has to offer.



Accommodation

Via double glazed door leading into entrance porch.

Entrance Porch

Having laminate flooring, inset spot lighting and timber glazed door with matching side panels leading into the entrance hallway.

Entrance Hallway

Having a modern radiator, laminate flooring, built in storage, doors off and stairs leading down to the lower floor accommodation.

Cloakroom

Fitted with a modern vanity hand wash basin, low flush WC, tiled flooring, inset spot lighting and an obscure double glazed window to the front.

Office/Bedroom Five

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

Having radiator, power points, laminate flooring and a double glazed window to the front elevation.

Kitchen Diner

27'10 x 10'07 (8.48m x 3.23m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, built in oven and grill with hob and extractor hood over, voids for washing machine and tumble dryer, void for American style fridge freezer, space for dining, modern wall mounted radiator, laminate flooring, inset spotlighting, feature stone wall, double glazed windows to the front and side elevations, double glazed window to the rear elevation enjoying the stunning panoramic coastal views and an opening into the living area.

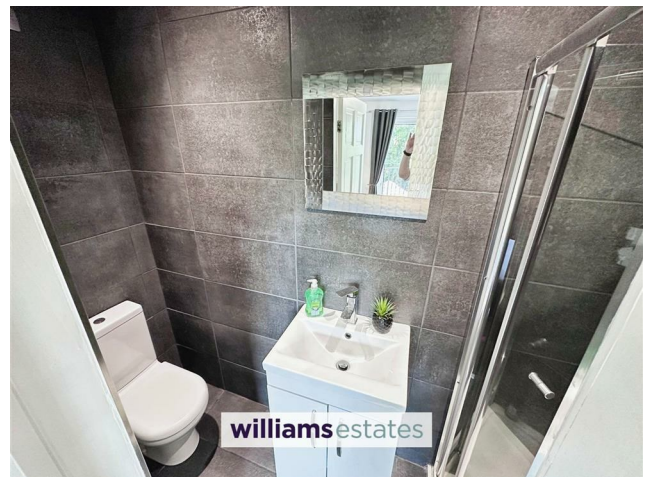
Living Area

20'7 x 13'4 (6.27m x 4.06m)

Having a feature stone wall with wall lights, coved ceiling, ample power points, TV aerial point, laminate flooring, a double glazed window enjoying the stunning panoramic coastal views and double glazed sliding patio doors allowing access onto the balcony with panoramic views over the North Wales coastline and beyond.

Stairs Leading To The Lower Accommodation

Having a feature stone wall, feature arched double glazed window, inset spot lighting, under stairs storage cupboard, built in airing cupboard and doors off.





Bedroom One

15'5 x 10'7 (4.70m x 3.23m)

Having a feature stone wall with wall light points, power points, modern wall mounted radiator, wall mounted TV facility, double glazed sliding patio doors leading onto the balcony with wrought iron balustrades enjoying the stunning panoramic views of the coastline and beyond and door leading to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, vanity hand wash basin, shower enclosure, tiled walls, tiled flooring and extractor fan.



Bedroom Two

11'7 x 10'4 (3.53m x 3.15m)

Having radiator, power points and a double glazed window to the rear elevation with panoramic views of the North Wales Coastline.

Bedroom Three

13'3 x 8'4 (4.04m x 2.54m)

Having radiator, power points and a double glazed window to the front and side elevations.

Bedroom Four

13'7 x 8'6 (4.14m x 2.59m)

Having radiator, power points and a double glazed window to the front elevation.



Bathroom

9'5 x 8'7 (2.87m x 2.62m)

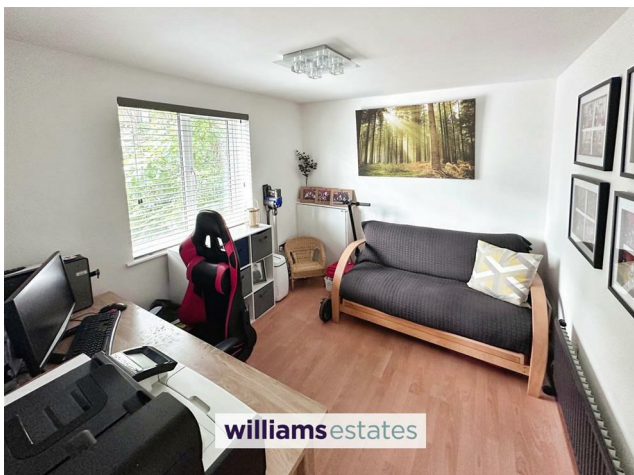
Fitted with a modern four piece suite comprising low flush WC, vanity hand wash basin, bath, double shower enclosure with wall mounted shower, tiled walls, tiled flooring, extractor fan, inset spot lighting and an obscure double glazed window.

Stairs Leading To Lower Level

Gym

10'6 x 10'2 (3.20m x 3.10m)

Having radiator, power points, wall mounted TV facility and double glazed door allowing access to the rear garden.



Games Room

17'1 x 10'6 (5.21m x 3.20m)

Having a feature stone wall, coved ceiling, breakfast bar, a modern wall mounted radiator, laminate flooring, coved ceiling, inset spot lighting and double glazed patio doors allowing access onto the rear garden.

Swimming Pool

39'2 x 18'1 (11.94m x 5.51m)

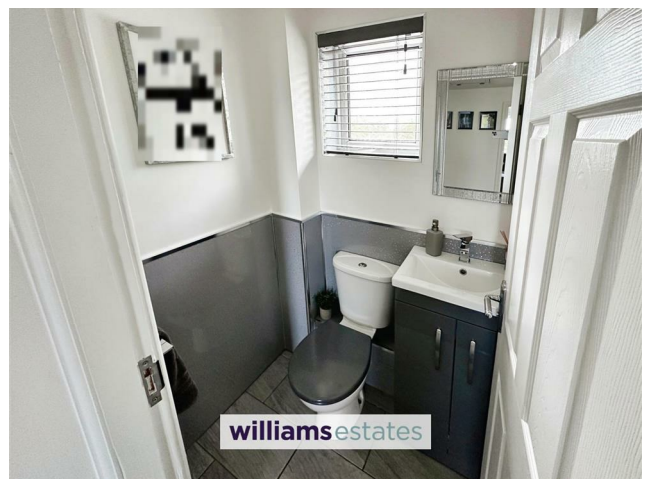
The enclosed heated swimming pool ideal for lounging around whilst the family swim away to their heart's content.

Outside

The property is approached via a good sized driveway providing off street parking with the front garden being of ease and low maintenance. The rear garden is a particular feature of the property having a paved patio ideal for al fresco dining, mainly laid to lawn with steps leading down to a further blocked paved seating area with a Tiki style garden bar with power and lighting ideal for outside entertaining.

Agent Notes

The central heating is powered via LPG.





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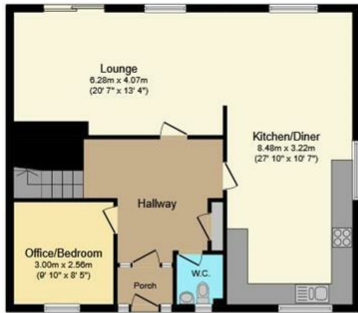
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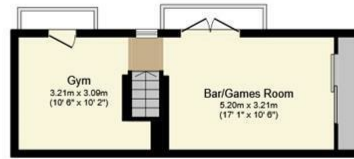
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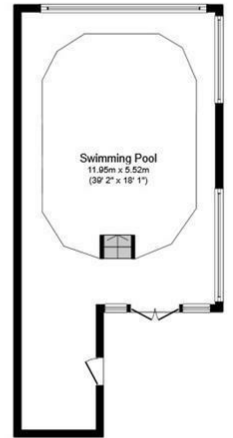
Ground Floor
Floor area 81.2 m² (874 sq.ft.)



First Floor
Floor area 81.2 m² (874 sq.ft.)



Second Floor
Floor area 34.8 m² (374 sq.ft.)



Outbuilding
Floor area 0.0 m² (0 sq.ft.)

TOTAL: 197.2 m² (2,123 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		59	66
(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.