

11 Glan Yr Afon Cottages, Glan Yr Afon, Flintshire, CH8 9BL

£169,950

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EPC - E50

Council Tax Band - D

Tenure - Freehold

Glan Yr Afon Cottages, Glan Yr Afon

2 Bedrooms - House - Terraced

Nestled in the picturesque setting of Glan Yr Afon Cottages, this charming terraced house offers a delightful blend of character and modern living. As a Grade II listed building, this older stone cottage is steeped in history and is situated within a conservation area of outstanding natural beauty, making it a truly unique find. With its quaint exterior and charming interior, this two bedroom cottage is ideal for those seeking a peaceful retreat in a stunning location. Whether you are looking to make it your permanent residence or a weekend getaway, Glan Yr Afon Cottages promises a lifestyle of tranquillity and beauty. This property is not just a home; it is a gateway to the enchanting surroundings that await you.



Accommodation

Via a timber framed door leading into the entrance porch.

Entrance Porch

Houses the electrics and having a timber framed single glazed door leading into the lounge.

Lounge

13'10" x 11'8" (4.22m x 3.57m)

Having lighting, power points, two radiators, feature beamed ceiling, multi-fuel cast iron burner with complimentary surround and exposed stone, telephone point, timber framed glazed window onto the front elevation with unspoilt views to the front, with a timber framed door leading into the kitchen.



Kitchen/Diner

12'4" x 12'1" (3.78m x 3.70m)

Comprising of wall, drawer and base units with worktop over, integrated electric oven with four ring induction hob and extractor fan above, washing machine and under the counter fridge, sink and drainer with mixer tap over, Worcester boiler, glazed timber glazed window to the side elevation, stairs off to the first floor and feature stable door with obscure glazed panel giving access to the outside.

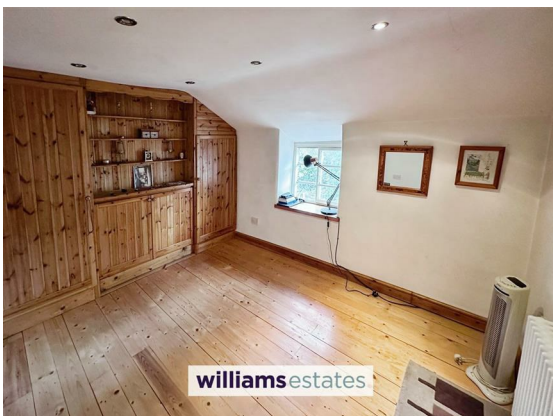
Bathroom

8'10" x 5'3" (2.70 x 1.61)

Fitted with a four piece suite comprising of a low flush W.C., hand wash basin with stainless steel taps, corner walk in shower enclosure with a wall mounted shower head, bath with a stainless steel mixer tap over together with a telephonic shower head, space for storage, exposed stone, radiator, shaver socket, extractor fan, lighting and a double glazed obscure window to the rear elevation

Stairs to the First Floor

Having lighting, store cupboard and doors off.



Bedroom One

12'7" x 11'10" (3.85m x 3.63m)

Having lighting, power points, radiator, open fire place, store cupboards and a timber framed glazed window onto the front elevation enjoying unspoilt views.

Bedroom Two

12'5" x 9'0" (3.81m x 2.76m)

Having lighting, power points, radiator, inbuilt cupboards for storage and a timber framed glazed window onto the rear elevation looking out onto the rear garden.

Outbuilding

10'2" x 9'2" (3.10 x 2.80)

Believed to of been used as the Village Bakery having lighting and power points and Velux window and surrounded by exposed stone.

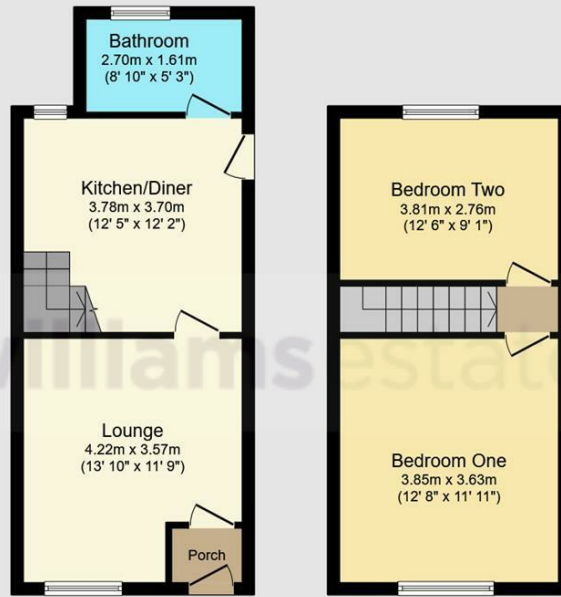
Outside

The property is approached via concrete steps leading to the front door. The garden to the front being paved for ease of maintenance and is bound by stone walling. The garden to the rear being landscaped for ease of maintenance.

Directions

From the Prestatyn office proceed along Gronant road bearing right at the duck pond onto the upper Gronant road. Continue through the village of Gronant to Gwespyr crossroads. Turn right and take the first left sign posted Glan Yr Afon, continue into the village and the cottage can be seen on the left hand side.





Ground Floor

First Floor

Floor area 34.9 sq.m. (376 sq.ft.)
Floor area 30.3 sq.m. (326 sq.ft.)

TOTAL: 65.2 sq.m. (702 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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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.

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