



**Lyndale Abbey Drive, Gronant,
Flintshire, LL19 9TE**

£159,950

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EPC - D64 Council Tax Band - C Tenure - Freehold

Abbey Drive, Gronant

2 Bedrooms - Bungalow - Detached

This 1920's period property has undergone some modernisation, but would benefit from further moderate renovations throughout. A well appointed two bedroom detached bungalow nestled within the heart of the village location of Gronant. Internally affording two good sized bedrooms, living room, kitchen and newly fitted shower room. Benefitting from off-road parking via a driveway, garage, easy to maintain gardens with a summerhouse to the rear garden which enjoys a sunny aspect all day long and garage ideal for storage. Being close to all local amenities and neighbouring towns. Internal viewing is highly recommended to fully appreciate.



Accommodation

via a timber framed obscure glazed door, leading into the;

Entrance Hall

Having lighting, radiator and doors off.

Living Room

12'2" x 10'11" (3.72m x 3.34m)

Having lighting, power points, radiator and a timber glazed bay window onto the front elevation, with a door leading into the;

Kitchen

10'11" x 9'9" (3.35m x 2.99m)

Comprising of a sink and drainer with stainless steel mixer tap over, space for a freestanding cooker, space for freestanding fridge/freezer, space for under the counter washing machine, wall mounted worcester boiler, wall mounted electrics, lighting, power points, radiator, uPVC double glazed window onto the rear elevation and a uPVC double glazed obscure door giving access to the rear garden.

Bedroom One

11'11" x 10'1" (3.65m x 3.09m)

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

Bedroom Two

11'11" x 10'1" (3.64m x 3.09m)

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

Shower Room

6'3" x 6'0" (1.92m x 1.85m)

Comprising of a walk-in shower enclosure with wall mounted shower head, hand-wash basin with mixer tap over, low flush W.C., partially tiled walls, wall mounted heated towel rail, inset spot lighting, loft access hatch, extractor fan and a uPVC double glazed obscure window onto the rear elevation.



Outside

The property is approached via a driveway providing space for off-road parking, leading up to the accommodation. There is a paved pathway leading to the rear down the side elevation.

To the rear, the garden is of ease and low maintenance enjoying a sunny aspect all day long. Having a paved patio ideal for alfresco dining and seating, area that is gravelled, bound by timber fencing with well presented borders and access to the 10 x 8 summerhouse. The garage can also be accessed from the rear.

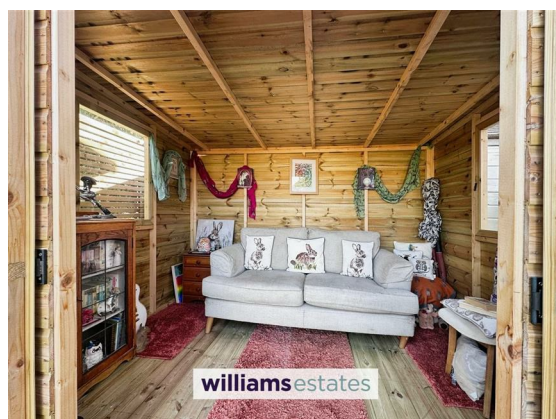
Garage

18'10" x 8'2" (5.76m x 2.50m)

Being a great storage space, having an up and over door to the front, lighting and power.

Directions

Proceed from the Prestatyn office turning right onto Gronant Road and continue along passing the duck pond on the left to the T junction. Turn right onto the coast road and continue to the traffic lights turning right sign posted Upper Gronant and proceed to the top of the hill veering left signposted Llanasa. Continue to the top of the hill taking the second left onto Abbey Drive where the property can be found on the right hand side via our For Sale board.





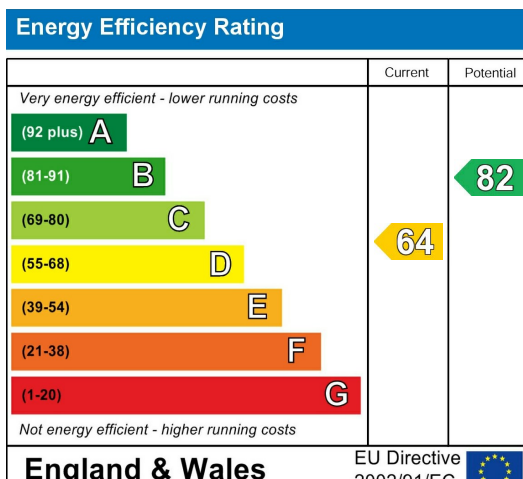
Floor Plan
Floor area 71.2 m² (766 sq.ft.)

TOTAL: 71.2 m² (766 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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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