



**12 Bryn Mor, Gronant, Flintshire, LL19
9TW**

£150,000

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EPC - D65 Council Tax Band - C Tenure - Freehold

Bryn Mor, Gronant

3 Bedrooms - House - Terraced

Perfect investment opportunity or to buy your very first home! This three bedroom terraced house is fully modernised throughout, comprising of three good sized bedrooms, living room, kitchen/diner and shower room. Set in a peaceful village location and enjoying views of the North Wales coastline to the front. Benefitting from easy to maintain gardens and close to all local amenities. Don't miss out on the chance to view, viewing is highly recommended to fully appreciate!



Accommodation

via a modern obscure decoratively glazed front door, leading into the;

Entrance Hallway

Having lighting, power points, radiator, space for coat hanging / shoe storage, stairs to the first floor landing and doors off.

Living Room

17'9" x 11'8" (5.43m x 3.58m)

Having lighting, power points, radiators, wall mounted electric fire and uPVC double glazed windows onto the front and rear elevations.

Kitchen / Diner

17'9" x 13'3" (5.43m x 4.05m)

Comprising of wall, drawer and base units with a complementary worktop over, five ring gas hob with stainless steel splash-back and stainless steel extractor fan above, integrated double oven, sink and drainer with a stainless steel mixer tap over, inset spot lighting, power points, radiator, integrated fridge, integrated freezer, integrated dishwasher, uPVC double glazed windows onto the front and rear and a door giving access to the rear garden



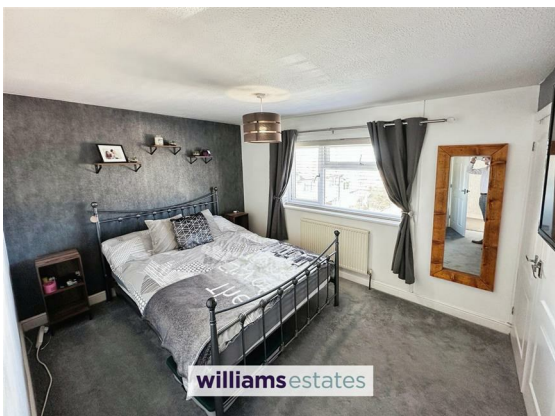
Stairs to the First Floor Landing

Having lighting, uPVC double glazed window onto the rear and doors off.

Bedroom One

13'1" x 11'9" (4.01m x 3.60m)

Having lighting, power points, radiator, in-built cupboard ideal for a walk-in wardrobe, loft access hatch and a uPVC double glazed window onto the front elevation.



Bedroom Two

12'0" x 10'8" (3.67m x 3.27m)

Having lighting, power points, radiator, store alcove and a uPVC double glazed window onto the front elevation.

Bedroom Three

8'8" x 8'2" (2.66m x 2.50m)

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

Shower Room

8'9" x 6'9" (2.67m x 2.06m)

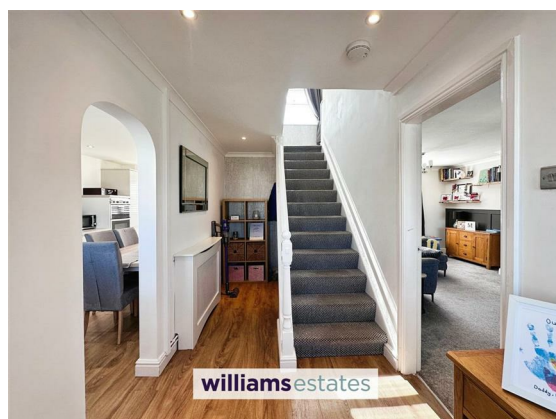
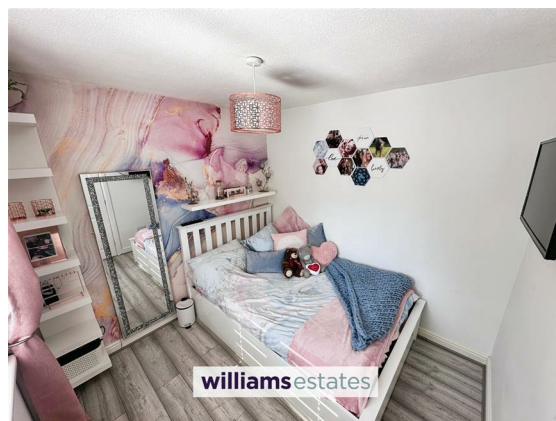
Comprising of a walk-in shower enclosure with a wall mounted shower head and rainfall shower head, low flush W.C., vanity hand-wash basin with a stainless steel mixer tap over, wall mounted heated towel rail, inset spot lighting, extractor fan and a uPVC double glazed obscure window onto the rear elevation.

Outside

The property is approached via a paved pathway leading up to the accommodation with the front garden being laid to lawn. To the rear, the garden benefits from a sunny aspect all day long with a paved area ideal for alfresco dining and a raised area that's laid to lawn. Being bound by timber fencing and of a good size.

Directions

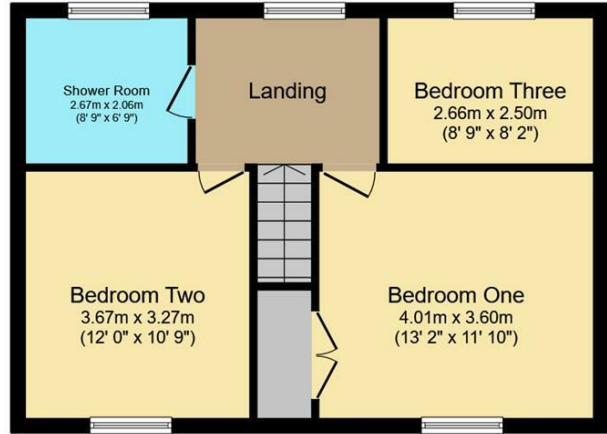
Proceed from Prestatyn office right and along Meliden Road, passing the Duck Pond on the left hand side. At the T junction turn right onto the Coast Road. Continue along to the traffic lights and just after turn right signposted Upper Gronant. At the top of the hill turn left for Llanasa. Continue up the hill and at the brow turn left. Cross over the crossroads onto Bryn Mor where the property can be found.





Ground Floor

Floor area 48.2 sq.m. (519 sq.ft.)



First Floor

Floor area 48.2 sq.m. (519 sq.ft.)

Total floor area: 96.4 sq.m. (1,038 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



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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.

