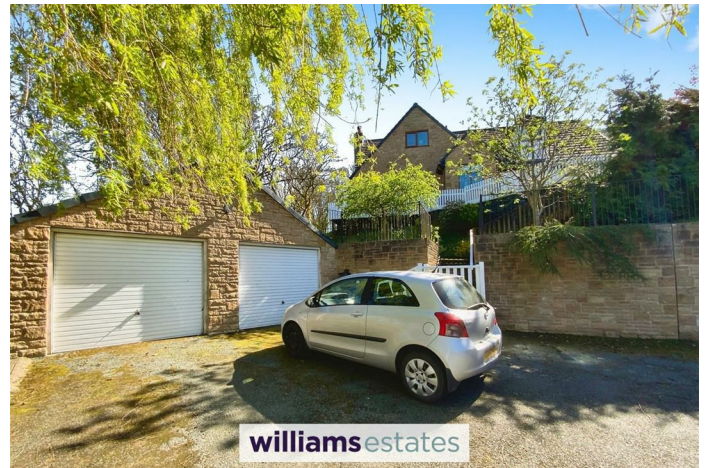




## The Spinney Gwespyr, Flintshire, CH8 9JS

**£525,000**

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**EPC - D66**

**Council Tax Band - F    Tenure - Freehold**

## SUMMARY

This charming three-bedroom detached family home is set on a generous plot, offering stunning views of the North Wales coastline. It features a master bedroom with an en-suite and balcony, a spacious kitchen diner, a convenient utility room, a bathroom and a dedicated office space. The large living area boasts a striking timber bar and beautiful timber feature beams that enhance the character of the downstairs. Outside, you'll find a well-sized rear garden complete with a patio which is sheltered, perfect for entertaining. At the top of the garden, a lovely summer house adds to the appeal. The property also includes a double garage and ample off-road parking, all nestled in the picturesque village of Gwespyr.



## Accommodation

Via a uPVC double glazed front door leading into:

### Entrance Hallway

Being a very good size with a uPVC double glazed window to the front elevation allowing a flow of natural light, having power points, lighting, feature timber beams, radiator, stairs up the the first floor and doors off.

### Cloakroom

10'01" x 3'03 (3.07m x 0.99m)

Comprising of a low flush W.C., uPVC double glazed obscure window to the front elevation, hand-wash basin with taps over, feature beams, half tiled walls, lighting and a radiator.

### Living Room

26'06 x 16'02 (8.08m x 4.93m)

A stunning log burner is the centrepiece of this large living room, beautifully framed by an elegant brick chimney breast that adds warmth and character with a timber beam mantle above. Having lighting, power points, feature beams, telephone socket, TV aerial, two uPVC double glazed windows two radiators, a uPVC double glazed window onto the front elevation enjoying views over the North Wales coastline, two double glazed windows either side of the chimney breast, double glazed French doors with glass panels adjacent leading out onto the rear patio area.

The living room also features a built-in wooden bar ideal for entertaining guests.

### Office

09'08 x 10'01 (2.95m x 3.07m)

Feature timber beams on the ceiling, having lighting, TV aerial point, telephone socket, power points and a uPVC double glazed window onto the side elevation.

### Kitchen/Dining Room/Sitting Room

14'06 x 22'01 max (4.42m x 6.73m max )

Comprising of wall, drawer and base units, complimentary worktop over, feature beams, a radiator, inset spot lighting, void for a range oven, power points, stainless steel sink and drainer with mixer tap over, integrated dishwasher, integrated fridge freezer, space for a dining table. Double glazed window above the sink giving beautiful views over the rear garden and a door off leading into the Utility room.

Dining room being adjoined to the kitchen having an electric fire with complimentary surround and hearth, power points, a radiator, lighting, feature beams and double glazed doors opening out onto the rear garden.





#### Utility Room

8'08 x 10'00 (2.64m x 3.05m)

Having a newly fitted boiler, obscure double glazed window onto the side elevation, void for a washing machine, void for a tumble dryer, base units with worktop over, stainless steel sink and a half with drier and a stainless steel taps over, wall mounted electric box, feature beams, a radiator, power points, tiled backsplash and a uPVC double glazed door leading onto the side gardens.

#### Stairs up to the First Floor

Being a turn stair case having, loft access hatch, a radiator, power points, lighting and doors off.



#### Bedroom One

20'00 x 16'04 (6.10m x 4.98m)

A beautiful good sized bedroom with double glazed French doors that open out onto a balcony that overlooks the rear of the property and benefitting from wrought iron ballustrades, having a radiator, power points, main wired bedside lighting, door off into a walk-in wardrobe which has rails and lighting, uPVC double glazed window onto the side elevation and a door off into the en-suite.

#### En-suite

10'02 x 6'02 (3.10m x 1.88m)

Comprising of a low flush W.C., hand-wash basin with taps over, corner bath with taps over, walk in shower cubicle with wall mounted electric shower, inset lighting, double glazed obscure window onto the front elevation, extractor fan, a radiator and half tiled walls.



#### Bedroom Two

14'7 x 11'7 (4.45m x 3.53m)

Having lighting, two radiators, two double glazed windows onto the side elevation, power points, a TV aerial point and a BT socket.

#### Bedroom Three

10'10 x 10'08 (3.30m x 3.25m)

Having lighting, power points, a radiator, a TV aerial point, a telephone socket and a double glazed window onto the rear elevation overlooking the beautiful rear gardens.



#### Bathroom

10'0" x 8'10" (3.05m' x 2.7)

Comprising of a low flush W.C., hand-wash basin with taps over, wall mounted mirror, shaver port, walk-in shower cubicle with wall mounted electric shower, corner bath with taps over, half tiled walls, double glazed obscure window onto the front elevation, inset spot lighting and an extractor fan.

## Double Garage

22'03 x 21'07 (6.78m x 6.58m)

Having electric, power points and two up-and-over doors.

## Outside

The garden is a generous size, primarily laid to lawn, providing a perfect space for relaxation and outdoor activities. A concrete area extends out from the living room, sheltered by the balcony, making it an ideal spot for barbecues and gatherings. At the top of the garden, you'll find a stunning summer house that offers panoramic views over the coastline, creating a picturesque backdrop for enjoying those sunny days.

## Directions

Proceed from the Prestatyn office onto Gronant Road and continue to the T junction turning right onto the Coast Road and continue along through Gronant and onto the expressway passing Lobitos garage on the left. Turn right signposted Gwespyr and continue up the hill and the property can be found on the left hand side.

## Additional notes

Local Primary School - Gronant County Primary School 2.4miles

Local High School - Prestatyn High School - 4.5 miles

Doctors - Ffynnongroyw Surgery - 1.8 miles

A55 Expressway - 6.5 miles



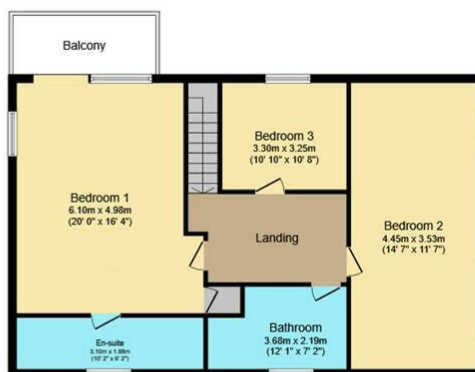






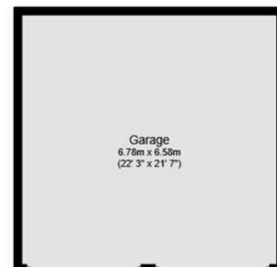
### Ground Floor

Floor area 104.9 sq.m. (1,130 sq.ft.)



### First Floor

Floor area 92.0 sq.m. (991 sq.ft.)



### Garage

Floor area 44.3 sq.m. (477 sq.ft.)

Total floor area: 241.3 sq.m. (2,597 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](http://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.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>76</b> |
| (55-68) <b>D</b>                            | <b>66</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Call us on  
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[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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