



**18 Mostyn Road, Gronant, Flintshire,
LL19 9SY**

£115,000

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EPC - G1 Council Tax Band - D Tenure - Freehold

Mostyn Road, Gronant

2 Bedrooms - House - Detached

Available with No Onward Chain & Vacant Possession. A two bedroom detached house situated on a larger than average sized plot within the village of Gronant. Requiring full modernisation throughout and cosmetic enhancement this property would make the ideal family home. Having two bedrooms, three reception rooms. kitchen and bathroom. Benefits include close to amenities, seaside promenade and a larger than average rear garden. Internal viewing is highly recommended.



Accommodation

via a timber front door, leading into the;

Porch

Having space for storage and door off into hall

Hallway

Having lighting, stairs to first floor and doors off.

Lounge

13'8" x 10'3" (4.19m x 3.14m)

Having lighting, power and glazed window onto the front elevation

Living Room

13'5" x 11'6" (4.10m x 3.53m)

Having lighting, power, glazed window onto the front, cupboard under the stairs for storage and opening off into the;

Dining Room

11'4" x 9'3" (3.47m x 2.83m)

Having lighting, power, glazed window onto the rear and opening into the;

Kitchen

13'2" x 10'1" (4.02m x 3.09m)

Having lighting, power, kitchen units, space for appliances and glazed sliding door onto the rear;

Stairs to the First Floor Landing

Having lighting and doors off.

Bedroom One

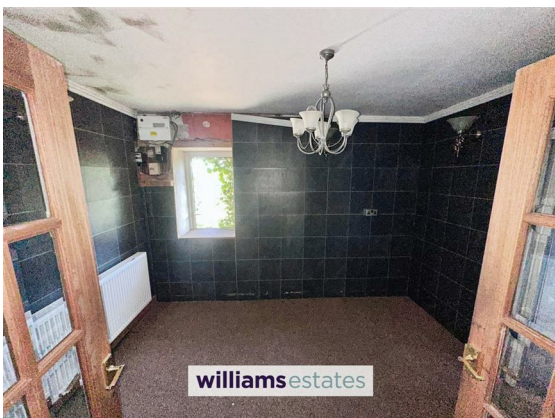
14'0" x 12'1" (4.29m x 3.70m)

Having lighting, power, store cupboard and a glazed window onto the front.

Bedroom Two

13'7" x 8'0" (4.15m x 2.44m)

Having lighting, power, store cupboard and a glazed window onto the front elevation.



Bathroom

11'9" x 11'2" (3.59m x 3.42m)

Having lighting, bath, low flush W.C., hand-wash basin, shower cubicle and a glazed window onto the rear.

Garage

26'6" x 9'10" (8.09m x 3.00m)

Having opening to the front, lighting and a personal door to the rear giving access to the garden.

Outbuilding

15'5" x 15'4" (4.72m x 4.69m)

Having lighting and potential use for storage or home office.

Outside

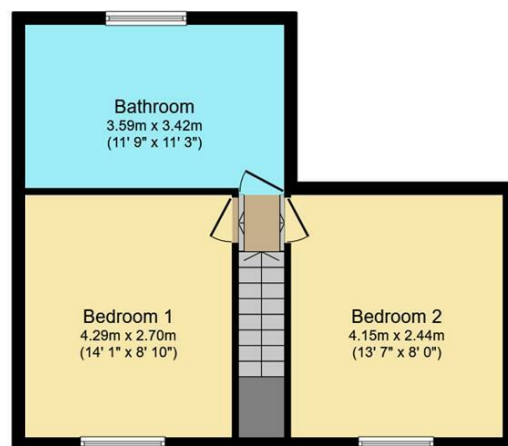
The property is approached via a pathway leading to the accommodation with iron gates to the side providing access onto the driveway.

To the rear, the garden is of a good size and enjoying a sunny aspect all day long.

Agents Notes

No services have been tested and the property will be sold as seen.



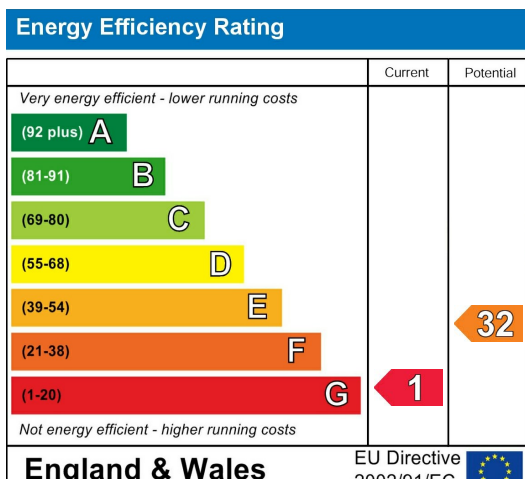


Total floor area: 122.5 sq.m. (1,318 sq.ft.)

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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