



62 Nant Y Gro, Gronant, Flintshire, LL19 9TY

£139,950

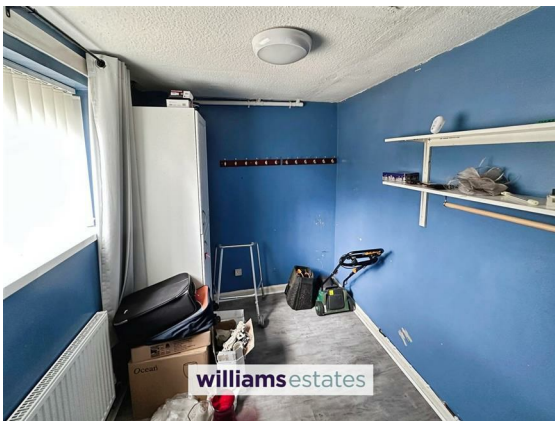
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EPC - D64 Council Tax Band - B Tenure - Freehold

Nant Y Gro, Gronant

3 Bedrooms - House - Terraced

Available with no onward chain and vacant possession. Situated in the village location of Gronant, this property is an ideal starter home for someone looking to get on the property ladder. Requiring improvements throughout, this property comprises of three bedrooms, living room, sitting room, kitchen, bathroom and downstairs W.C. Benefitting from gardens to the front and rear, close to local amenities and views of the north wales coastline and countryside. Close to the local school and a short drive to the neighbouring town of Prestatyn. Internal viewing is highly recommended.



Accommodation

via a uPVC sliding door, leading into the;

Entrance Porch

Having a uPVC door with glazed panelling adjacent, leading into the;

Entrance Hallway

Having lighting, power, radiator, telephone point, stairs to the first floor and doors off.

Kitchen

10'5" x 8'8" (3.18m x 2.65m)

Comprising wall, drawer and base units with worktop over, space for a freestanding cooker with extractor fan above, void for a washing machine, sink and drainer with mixer tap over, breakfast bar, partially tiled wall, lighting, power, radiator and a uPVC double glazed window onto the front.



Living Room

17'10" x 11'7" (5.44m x 3.55m)

Having lighting, power points, radiator, open fireplace with surround and hearth and uPVC double glazed windows onto the front and rear elevations.

Downstairs W.C.

Having lighting, low flush W.C., hand-wash basin with tap over and a uPVC double glazed obscure window onto the rear.

Sitting Room

8'6" x 6'11" (2.60m x 2.12m)

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

Stairs to the First Floor Landing

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

Bedroom One

12'7" x 12'2" (3.84m x 3.71m)

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



Bedroom Two

12'0" x 10'4" (3.68m x 3.16m)

Having lighting, power points, radiator, T.V. aerial point, store cupboard and a uPVC double glazed window onto the front

Bedroom Three

8'8" x 8'2" (2.66m x 2.49m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear, enjoying views of Gronant Hillside.

Bathroom

8'9" x 7'1" (2.67m x 2.18m)

Comprising low flush W.C., bath with stainless steel taps over and wall mounted shower head, lighting, radiator, tiled walls, store cupboard and a uPVC double glazed obscure window onto the rear elevation.

Outside

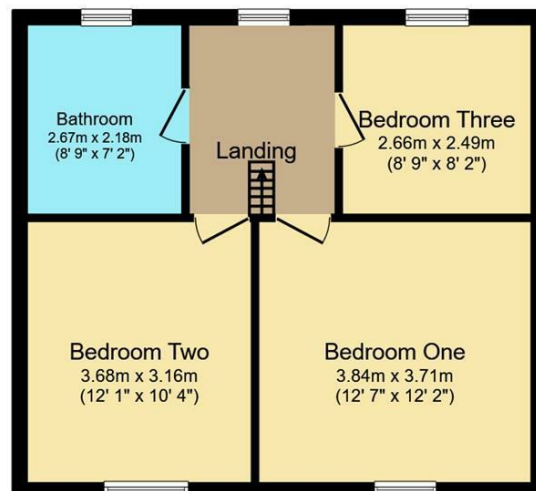
The property is approached via a iron gate, leading onto the front garden which is laid to lawn. There is a paved pathway leading then up to the entrance porch.

To the rear, the garden is of a good sized and being mainly laid to golden gravel. The garden is of ease and low maintenance, enjoying a sunny aspect all day long and has views of Gronant Hillside.

Outhouse/Workshop

A purpose built outhouse with timber door leading into two rooms. The first part measures 11 meters x 9.9 meters with an opening leading to a further area measuring 10.7 meters x 9.9 meters and has power and lighting with a timber obscure glazed window to the side elevation.



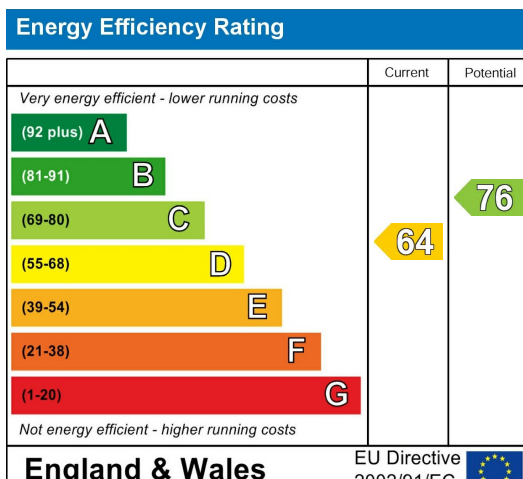


Total floor area: 103.3 sq.m. (1,112 sq.ft.)

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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