



**Le Bateau Llanasa Road, Gronant,
Denbighshire, LL19 9TH**

£318,500

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EPC - D55 Council Tax Band - E Tenure - Freehold

Llanasa Road, Gronant

3 Bedrooms - Bungalow

Located on Llanasa Road in the charming village of Gronant, this immaculate bungalow offers a delightful blend of comfort and coastal charm. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The spacious reception rooms provide ample space for relaxation and entertaining, making it an ideal home for both quiet evenings and lively gatherings.

The bungalow boasts a well-maintained bathroom and good-sized rooms throughout, ensuring that every corner of the home is both functional and inviting. The property is set in a picturesque village location, allowing residents to enjoy stunning coastal views that enhance the overall appeal of this lovely home.

For those with vehicles, the property offers convenient off-road parking, adding to the practicality of this residence. If you are looking to settle down in a serene home by the coast, this bungalow on Llanasa Road presents an excellent opportunity. With its immaculate condition and desirable location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this delightful property your own.



Accommodation

Via a uPVC double glazed obscure door leading into:

Entrance Porch

9'2" x 6'4" (2.80m x 1.95m)

Having lighting, UPVC double glazed bay window onto the front elevation, UPVC double glazed window onto the side, and a timber stable door with obscure glazed panelling onto the front leading into:

Hallway

Having lighting, a radiator, power points, stairs to the first floor landing and doors off.

Bathroom

7'6" x 7'6" (2.31m x 2.31m)

Comprising an air bath with a stainless steel mixer tap over, over the bath wall mounted shower head, a low flush W.C., vanity hand wash basin with a stainless steel mixer tap over, wall mounted heated towel rail, in-built cupboard for storage and housing the combi boiler, fully tiled walls and flooring, lighting, and a UPVC double glazed obscure window onto the rear elevation.

Bedroom One with Dressing Room Area

25'8" (total) x 10'3" (7.83m (total) x 3.14m)

Having lighting, power points, a radiator, a TV aerial point and a UPVC double glazed window onto the front elevation.

Dressing Room (previously bedroom four)

12'6" x 10'3" (3.82m x 3.14m)

Having lighting, power points, a radiator, space for a wardrobe and a UPVC double glazed window onto the rear.

Living Room

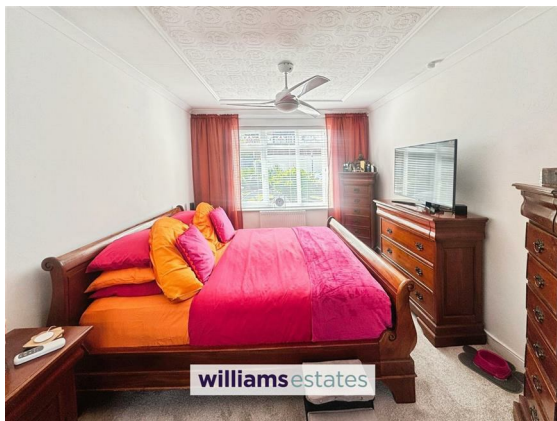
14'0" x 10'9" (4.27m x 3.29m)

Having lighting, power points, a radiator, an open fireplace with complementary surround and hearth, a door off into the conservatory and an archway off into the kitchen.

Conservatory

12'2" x 11'0" (3.73m x 3.37m)

Having lighting, power points, a radiator, UPVC double glazed units surrounding with views out to the North Wales coastline and a double glazed patio door giving access to the rear patio.



Kitchen / Breakfast Room

15'8" x 11'6" (4.78m x 3.53m)

Comprising of wall, drawer and base units with a complimentary worktop over, sink and drainer with a telescopic tap over, four ring induction hob and an extractor fan above, integrated double oven, void for freestanding fridge freezer, central breakfast bar, two large and one medium larder cupboards, lighting, power points, a radiator, integrated dishwasher, integrated washing machine, UPVC double glazed window onto the rear, partially tiled walls and a UPVC double glazed obscure door giving access to the rear raised decked patio.

W.C.

8'0" x 3'5" (2.46m x 1.06m)

Comprising a low flush W.C., vanity hand wash basin with stainless steel taps over, lighting, fully tiled walls and flooring and a UPVC double glazed obscure window onto the side elevation.

Store Cupboard

7'4" x 4'2" (2.26m x 1.28m)

Perfect for coat and shoe storage.

Dining Room

10'11" x 10'6" (3.33m x 3.21m)

Being recently converted from the garage into a dining room, having lighting, power points, a radiator and a UPVC double glazed window to the front elevation and an open arch way off into the lounge.

Lounge

13'10" x 12'1" (4.24m x 3.69m)

Having lighting, power points, a radiator, TV aerial point, and a UPVC double glazed window onto the front elevation enjoying views out onto Gronant hillside.

Stairs to the First Floor

Having two bedrooms and a toilet facility.

Bedroom Two

17'6" x 11'1" (5.34m x 3.40m)

Having lighting, power points, a radiator, fitted wardrobes for storage, eaves access for storage and a UPVC double glazed window onto the side elevation.

Bedroom Three

11'3" x 10'3" (3.44m x 3.14m)

Having lighting, power points, a radiator and a UPVC double glazed window onto the side elevation.

W.C.

Comprising a low flush W.C., with a built-in sink with stainless steel mixer tap over.

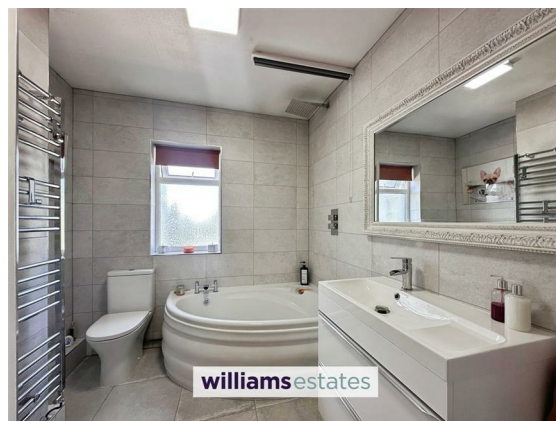
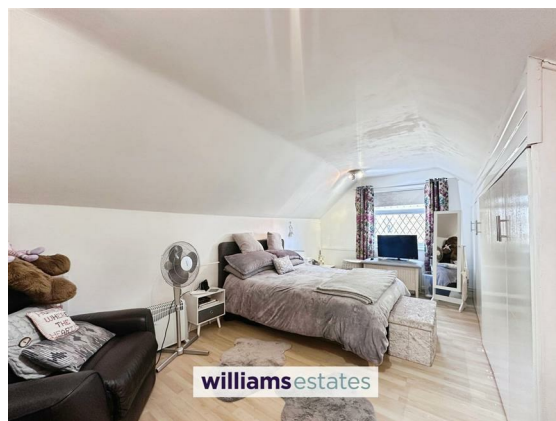
Outside

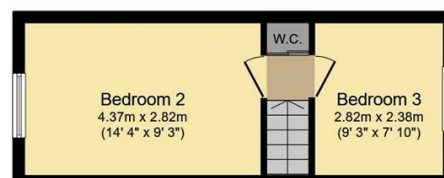
Approached via a block-paved driveway with a laid-to-lawn area to the side bounded by bushes and shrubs as well as a stone walling.

Rear Garden - Being tiered and relatively low maintenance, purpose-built pond into a decked area, steps leading down to a paved area housing a shed with power, an oriental style rockery with water feature, outside water source, laid to artificial grass area which is perfect for outdoor dining, enjoying a sunny aspect.

Directions

Proceed right from our Prestatyn office on to Gronant road, passing the duck pond on the left-hand side to the t-junction. Turn right onto the A548 and proceed along, turning right onto the road sign-posted Upper Gronant, and continue up Gronant Hill. At the top of the hill, veer left towards Llanasa. This leads you onto Llanasa road, continue along where the property can be found on the left-hand side.





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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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