



**Hendy Groes Llanasa, Flintshire, CH8
9LZ**

Auction Guide £280,000

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EPC - G15

Council Tax Band - F Tenure - Freehold

SUMMARY

AVAILABLE FOR SALE VIA THE MODERN METHOD OF AUCTION.

Situated in the sought-after village of Llanasa, dating back to 1674, this detached grade II-listed stone-built cottage is full of potential and character features throughout. Character features include exposed wall timbers, beamed ceilings, and a feature Inglenook stone fireplace with wood burning stove to the living room. Nestled in a secluded courtyard location with grounds that are larger than average, housing a detached double garage with an additional garden. Having recently appeared on *Escape to the Country*, and the local pub (The Red Lion) is due to re-open later this year. Comprising three bedrooms, three reception rooms, a kitchen and a shower room. Benefitting from good-sized private gardens, stone stone-built outhouse and views of the open surrounding countryside towards the North Wales Coastline. Available with No Chain.



Accommodation

Via a timber door leading into:

Entrance Porch

Having tiled flooring, timber clad ceiling with a further timber door into:

Hallway

Having lighting, power points, stairs off to the first floor landing with an opening to the dining room.

Dining Room

9'4" x 13'10" (2.85 x 4.22)

Having feature beamed ceiling, quarry tiled flooring, radiator, windows to the front and side elevations with quarry tiled sills, feature stone walls, under-stairs storage area with door for access to the rear.

Breakfast Area

6'5" x 7'7" (1.98 x 2.32)

Having lighting, power points, quarry tiled flooring, exposed wall timbers, feature beamed ceiling and a step down to the:

Kitchen

6'6" x 8'3" (2 x 2.54)

Fitted with oak fronted cupboards with drawers and base units over, single drainage sink with mixer tap over, two wall mounted plate racks, windows with deep tiled sills overlooking the rear garden, part tiled walls, space for a cooker and dishwasher, power-points, tiled flooring and feature beamed ceiling.

Living Room

13'0" x 13'6" (3.98 x 4.14)

Having a beautiful feature stone fireplace housing wood burner on a raised stone hearth with timber mantel over, power-points, beamed ceiling, exposed wall timbers, three windows with deep tiled sills to the front elevation and another window overlooking the rear gardens.

First Floor Landing

Having lighting, power-points, exposed wall timbers and doors off.

Bedroom One

8'7" x 14'3" (2.62 x 4.35)

Having radiator, power-points, beamed ceiling, exposed wall timbers, dual aspect windows showcasing views to the front and rear, timber ladder giving access mezzanine floor area which includes exposed wall timbers and beam ceiling.





Bedroom Two

9'10" x 14'1" (3 x 4.31)

Includes triple aspect focusing on views to the scenic countryside and out towards the North Wales coastline, power-points, radiator, feature stone ornamental fireplace with a stone mantel over.

Bedroom Three

10'9" x 10'8" (3.28 x 3.26)

Having lighting, power points, exposed wall timbers, radiator, part stone wall, window to the front elevation with a quarry tiled sill and timber mantel overlooking the views to the countryside.



Shower Room

6'5" x 9'0" (1.97 x 2.76)

Fitted with a walk-in shower with glass screen and panelled walls, low flush w/c, pedestal hand wash basin with tiled splash back, laminate wood effect flooring, chrome heated towel rail, in-set overhead spotlighting and windows to the side and rear elevations.

Outside

The front of the property is approached by shared access to a gravel courtyard including a private driveway that provides ample off-road parking for several vehicles, then leading to a detached double garage with double timber doors, storage area/car port that then leads to a timber constructed garden store. Raised lawn garden area with various shrubbery that houses the LPG gas tank, which is bounded by hedging. To the rear of the property includes a wrought iron pedestrian gate that leads to an enclosed rear garden, a stone flagged courtyard with two stone and pitch roof Outbuildings perfect for storage with a W.C. Steps lead to a raised timber decking area with pond and lawned garden adjoining bounded by vegetation and shrubs to provide privacy. Further stone patio area ideal for alfresco dining, with hot tub and access to a Summerhouse which includes: open fireplace, power-points and timber flooring.



Directions

From our Prestatyn shop continue right onto Meliden Road, over the top of the High Street onto Gronant Road. At the duck pond turn right onto Upper Gronant Road and continue into the village of Gronant. Turn right to Llanasa Road and proceed out of the village. At the T junction turn right towards Llanasa. Before the 20mph sign posts, turn left and the property will be found on the right hand side.

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete



within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





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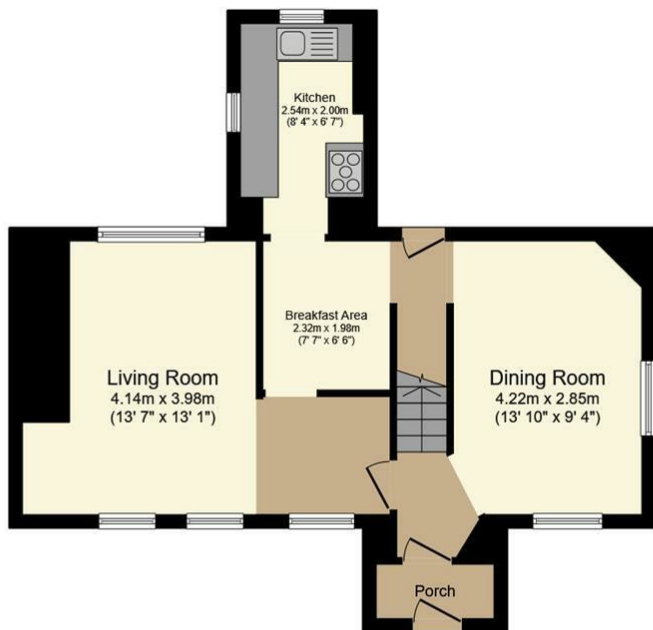
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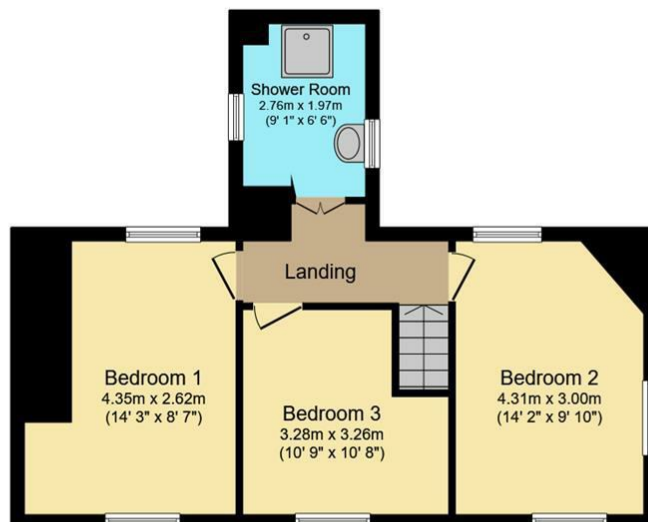
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Ground Floor
Floor area 52.7 sq.m. (567 sq.ft.)



First Floor
Floor area 49.6 sq.m. (533 sq.ft.)

Total floor area: 102.2 sq.m. (1,101 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F		
(1-20) G	15	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Call us on
01745 888900
Prestatyn@williamsestates.com

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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