



**Gronant Villa Abbey Drive, Gronant,
Denbighshire, LL19 9TE**

£249,950



EPC - D64 Council Tax Band - E Tenure - Freehold

Abbey Drive, Gronant

3 Bedrooms - Bungalow - Detached

This idyllic three bedrooomed detached cottage is situated within a prominent area of the sought after village location of Gronant. Comprising of three good sized bedrooms, living room, dining room, bathroom, kitchen with utility off and a conservatory which appreciates views out to the North Wales Coastline and a sunny aspect. Added benefits include, off-road parking, garage with storage space underneath the accommodation, easy to maintain gardens, uPVC double glazing and being within a short drive of all local amenities. Internal viewing is highly recommended to fully appreciate everything this cottage has to offer.



Accommodation

Via a uPVC double glazed door with obscure glazing leading into the;

Entrance Hallway

8'10" x 6'4" (2.69 x 1.93)

Having lighting, radiator and doors off.

Dining Room

18'6" x 14'11" (5.64 x 4.55 (5.63 x 4.54))

Having lighting, power points, radiator, feature fire place with complementary surround and hearth, cupboard housing the electric trip switches, uPVC double glazed window to the front and rear elevations and doors off.

Kitchen

10'4" x 6'2" (3.15 x 1.88)

Comprising of drawer and base units with worktop over, stainless steel sink with drainer and taps over, space for free-standing oven, partially tiled walls, lighting, power points, uPVC double glazing onto the rear elevation, uPVC double glazed patio door leading into the;

Utility Area

6'10" x 6'7" (2.08 x 2.01)

Having void for under the counter fridge and freezer, void for dishwasher, uPVC double glazing onto the rear and a timber framed door giving access to the rear.

Living Room

17'4" x 10'10" (5.28 x 3.30)

Having lighting, power points, radiator, telephone point, complementary fire with surround and hearth, uPVC double glazed bay window onto the front elevation and door off leading into;

Bedroom One

15'4" x 11'11" (4.67 x 3.63)

Having lighting, power point, T.V. aerial point and a uPVC double glazed window onto the front elevation.

Bathroom

9'7" x 4'9" (2.92 x 1.45)

Comprising of a low flush W.C., hand-wash basin, bath with wall mounted shower, partially tiled walls, lighting, extractor fan, radiator, loft access hatch and a uPVC double glazed obscure window onto the rear elevation.



Bedroom Two

12'4" x 9'4" (3.76 x 2.84)

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

Bedroom Three

9'9" x 9'2" (2.97 x 2.79)

Having lighting, power points, radiator, low flush W.C., hand-wash basin with tiled splash back, uPVC double glazed bay window onto the front elevation and uPVC double glazed french patio doors leading into the;



Conservatory

13'5" x 11'6" (4.09 x 3.51)

Comprising of lighting, power points, radiator, uPVC double glazed units surrounding and uPVC double glazed french double doors onto the rear elevation providing sea views.

Outside

The property is approached via a wrought iron gate onto a paved pathway leading up to the accommodation via steps.

To the front, there is ample space for off-road parking with garage underneath the accommodation, with the front garden being mainly paved with gravelled borders and being of ease and low maintenance.

The rear garden can be accessed via the side where there is an area that is laid to lawn and a paved area ideal for alfresco dining.

To the rear, it is private and paved for ease and low maintenance with outdoor dining space and steps provide access to the Utility.



Garage

18'9" x 12'2" (5.72 x 3.71)

Having lighting, up and over door and being ideal for storage with a uPVC door giving access to the rear and a door giving access to a storage room underneath the accommodation.

Storage Room

17'9" x 14'2" (5.41 x 4.32)

Having lighting, power points, stainless steel sink and drainer with stainless steel taps over, wall mounted boiler and a uPVC double glazed window onto the rear.



There is also a further door that gives access to under the whole of the accommodation.

Directions

Proceed from the Prestatyn office turning right onto Gronant Road and continue along passing the duck pond on the left to the T junction. Turn right onto the coast road and continue to the traffic lights turning right sign posted Upper Gronant and proceed to the top of the hill veering left signposted Llanasa. Continue to the top of the hill taking the second left onto Abbey Drive where the property can be found on the left hand side.





Cellar
Floor area 76.5 sq.m. (823 sq.ft.)



Ground Floor
Floor area 119.0 sq.m. (1,281 sq.ft.)

Total floor area: 195.5 sq.m. (2,104 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	64	77
(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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