



## Compass Cottage Llanasa Road

Gronant, LL19 9TF

**£325,000**



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Upon entering the hallway, you immediately notice the stylish design choices that set the tone for the entire property. From here, you have access to the second bedroom and the main bathroom, which serves this part of the home. An inviting archway leads to a reception hallway, a perfect quiet spot at the heart of the house. This area showcases some of the property's most striking features, including an electric log-burning style, a Crittall-style sliding door, and exposed stone walls that draw your eye toward the dining and kitchen area.

The dining room, which flows seamlessly into the galley-style kitchen, creates an ideal space for entertaining. The newly installed kitchen is well-appointed and, like the rest of the property, strikes the perfect balance between traditional and modern design elements. Conveniently, the kitchen also provides access to a rear courtyard, perfect for garden utilities.

At the rear of the property, a large lounge opens to the garden through double doors, flooding the room with light thanks to its dual-aspect windows. At the front of the house, the spacious and bright

main bedroom features a stunning stone fireplace. Upstairs, a large loft room offers versatile space, ideal as a third bedroom, office, or recreational room.

The garden sits on a lovely plot, surrounding the cottage with mature landscaping and traditional stone walls. The attention to detail continues into the rear garden, where the current owners have created a wonderful seating area, a raised lawn, ample off-road parking behind large gates, and functional spaces for sheds and bins. The character and charm of the garden are further enhanced by the open fields beyond, reminding you that you are in the heart of the beautiful countryside.

## Hallway

### Reception Hallway (Snug)

13'3" x 10'0" (4.06m x 3.05m)

### Lounge

19'6" x 11'6" (5.96m x 3.51m)

### Dining Room

12'9" x 11'5" (3.91m x 3.49m)

### Kitchen

14'0" x 8'6" (4.28m x 2.60m)

## Bedroom One

14'9" x 12'2" (4.51m x 3.71m)

## Bedroom Two

13'3" x 7'9" (4.06m x 2.38m)

## Bathroom

6'11" x 6'7" (2.11m x 2.03m)

## Bedroom Three

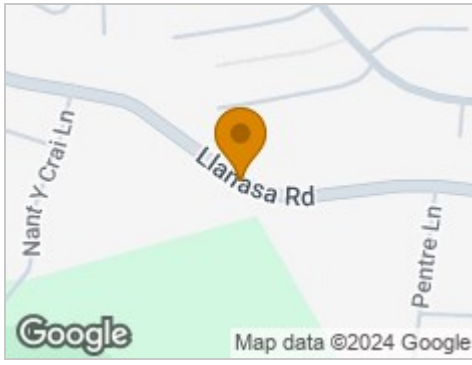
20'10" x 9'7" (6.37m x 2.94m)

## Storage

9'7" x 8'2" (2.94m x 2.51m)



## Road Map



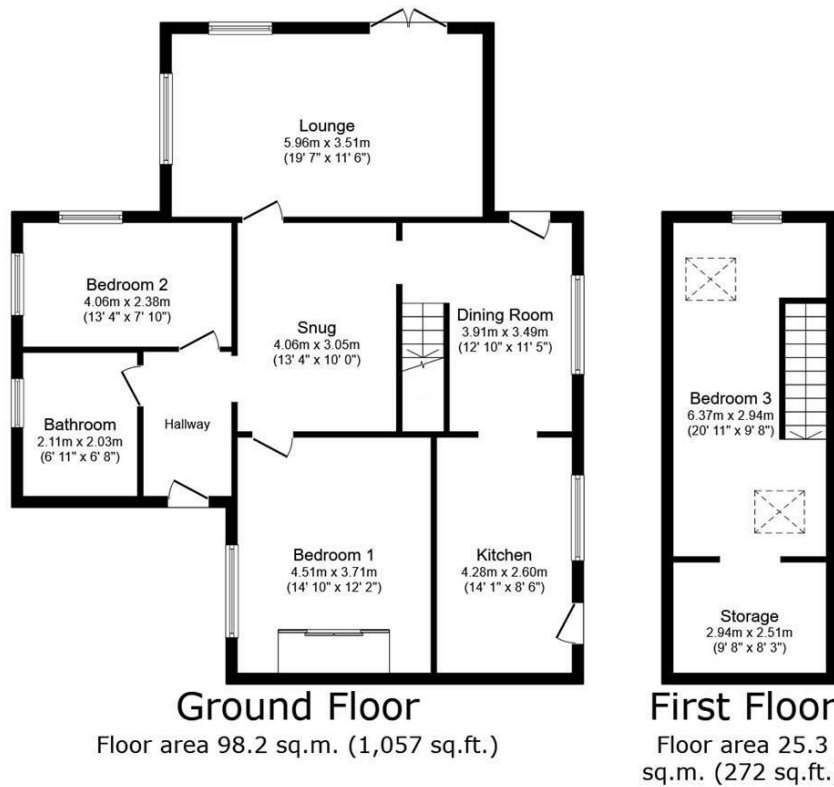
## Hybrid Map



## Terrain Map



## Floor Plan



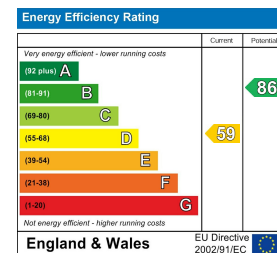
TOTAL: 123.5 sq.m. (1,329 sq.ft.)

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

## Viewing

Please contact our Idris Head Office Office on 01745 630322 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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