



Le Bateau Llanasa Road

Gronant, Prestatyn, LL19 9TH

Offers over £325,000



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The Tour

This home has been completed to an exceptional standard throughout, this attention to detail also extends to the rear garden. Spread over more than 150 square meters this home is also deceptively spacious.

As you arrive, you'll be welcomed by a wide driveway and a beautifully landscaped front lawn, with the added benefit of fitted solar panels on the roof. A small porch leads you into a long entrance hall that includes under-stairs storage.

Entering the first of two living areas, you'll find a tastefully finished room that comfortably accommodates a three-seater corner sofa and an armchair. An attractive open archway connects this space to the dining room, which is also beautifully decorated and offers enough room for a six-seater dining table. The large windows of these two rooms allows plenty of light, making them both bright and airy.

Between the dining room and the newly fitted kitchen is a practical storage cloakroom accompanied alongside with a separate WC. The spacious kitchen features wooden countertops and boasts a stunning central island, ample storage, an integrated oven, and space for a double American fridge, freezer. You can also access the stunning rear garden directly

from here.

The second living room, accessible from the dining room, centres around a fireplace and comfortably fits a three-seater sofa, ideal for cosy evenings by the fire. This area flows into the sunroom, a lovely space for entertaining or simply enjoying the sunshine while overlooking the gardens.

The primary bedroom, complete with hardwood floors, is spacious and features a superking size bed, multiple storage units, and a pleasant seating area. The second and third double bedrooms are located upstairs, along with a small WC. Downstairs, the newly fitted family bathroom is perfect for relaxing and is equipped with a corner Airbath with soothing massaging bubbles, along with a shower, basin, and WC.

The Exterior

At the front of the property, you'll find a spacious private driveway alongside a lawned garden, beautifully framed by a stunning stone wall and vibrant greenery.

The rear garden boasts a multi-level design, featuring several seating areas adorned with lovely fruit trees. Offering complete privacy, this enchanting garden also includes a distinctive pond

sheltered by a pergola. A pathway winds through the garden, leading to a large shed equipped with power, along with additional space beneath the raised deck. It's truly a garden made for pure relaxation!

The Location

Located just a 5-minute drive from the stunning Prestatyn Beach and Nova Swimming Centre, this property is also conveniently close to the Golf Course and supermarkets in Prestatyn town centre. Gronant village itself offers a tranquil atmosphere and features a delightful local pub.

Additionally, the popular Talacre beach is only a 10-minute drive away, providing you with plenty of options to enjoy the beautiful coastline.

Porch

Living Room

13'9" x 12'0" (4.21m x 3.68m)

Dining Area

13'7" x 10'7" (4.16m x 3.24m)

Sitting Room

11'7" x 10'9" (3.55m x 3.30m)

Sun Room

11'3" x 10'5" (3.43m x 3.18m)

Kitchen

15'1" x 12'4" (4.62m x 3.76m)

Downstairs Cloakroom (WC)

Bedroom One

11'10" x 10'3" (3.61m x 3.13m)

Dressing Area

12'5" x 10'2" (3.81m x 3.11m)

Bathroom

7'6" x 5'10" (2.30m x 1.80m)

Landing

Bedroom Two

17'4" x 11'3" (5.29m x 3.43m)

Bedroom Three

11'3" x 10'2" (3.43m x 3.11m)



Road Map



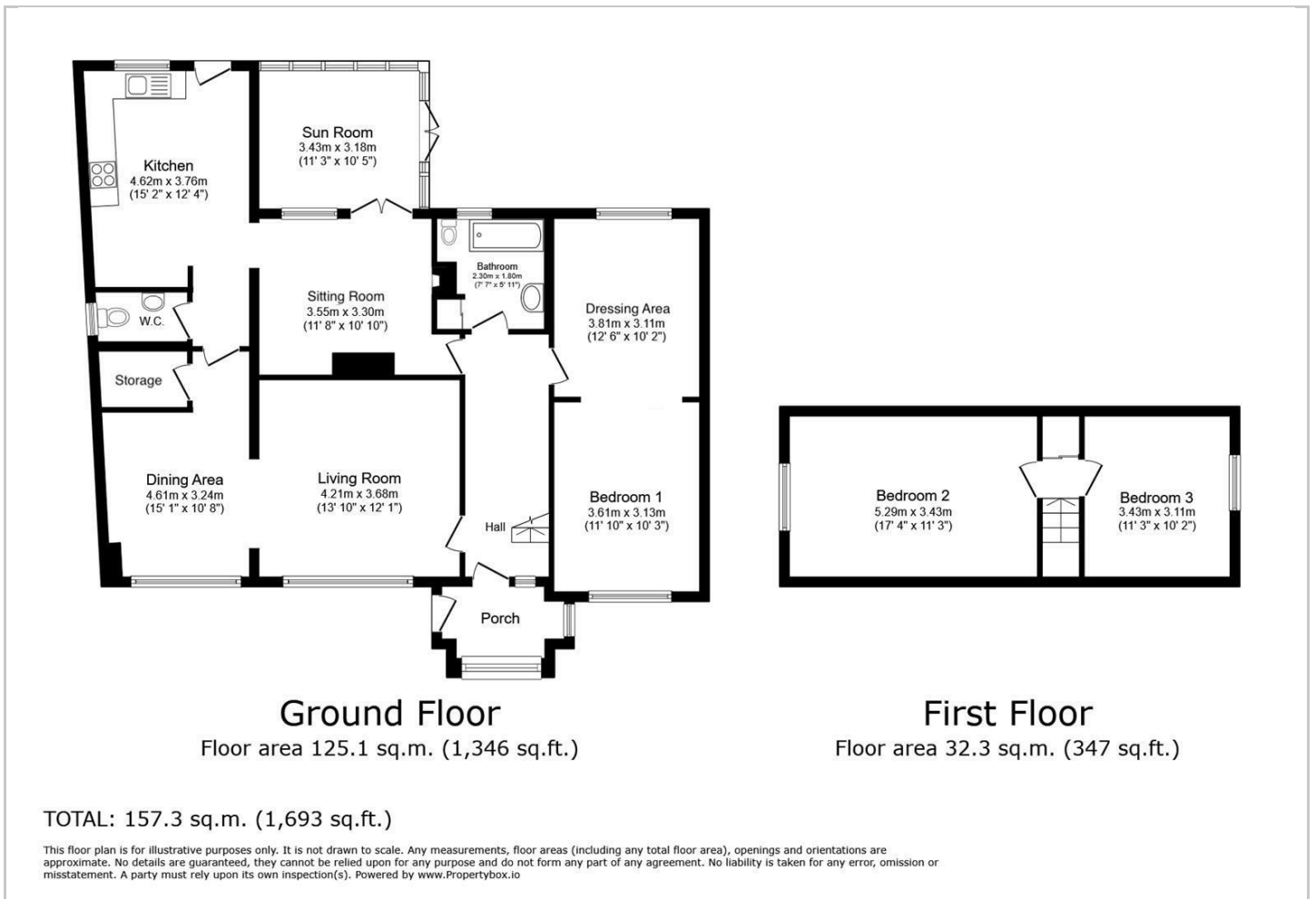
Hybrid Map



Terrain Map



Floor Plan



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.

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Energy Efficiency Graph

