



## Llanasa Road

Gronant, Prestatyn, LL19 9TF

Offers Over £300,000





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## Property Description

Reid & Roberts are delighted to offer a Unique Opportunity to purchase This Four Bedroom Detached Dormer Cottage, originally built by the owners 40 years ago. The property offers Spacious Versatile Accommodation with the added benefit of having Gas Combi Central Heating and Double Glazing throughout and is situated in a small village location of Gronant.

The accommodation in brief comprises: Porch, Entrance Hall, Lounge, Kitchen/Breakfast room, Sitting room/Bedroom Four, Snug/Bedroom Five and Downstairs Bathroom. To the first floor accommodation you will find a: Landing, Three Bedrooms and a Family Shower Room.

The front of the property is approached via block paved area leading to the garage with a wooden gate opening to the driveway providing 'off road' parking for 4 cars. To the rear of the garden you will find a mainly laid to lawned garden with an array of bushes, shrubs, plants and trees with two paved patio areas either side. One paved patio area with a shed and the other with a summer house, ideal for outdoor furniture and al fresco dining with further steps leading up to another and private paved patio area bound by hedging.

Situated in Gronant, the A458 Coast Road is within easy access and offers links to the surrounding towns of Prestatyn, Rhyl and Holywell each of which offer a good range of shops, schools and recreational facilities, and access to the A55. The Coastal Road also links-up to the Flint bridge for access to Deeside, the Wirral and the main motorway networks throughout the Northwest region.

## Accommodation Comprises

Block paved steps lead down off the driveway to:

A wooden front door with courtesy light leads into:

### Entrance Hallway

Stairs leading to the first floor accommodation, tiled instep, single panelled radiator, part tongue and groove ceiling. UPVC double glazed Georgia style window to the side elevation and door leads into:

### Lounge

17'2" x 11'1" (5.24 x 3.38)

A slate central fire surround with a wooden mantle over, raised hearth, housing gas fire with complimentary TV plinth. Three wall lights, coved ceiling, aerial extension and wooden double glazed box bay window to the front and side elevation. Archway leads to inner hallway and door leads into:

### Kitchen/Breakfast Room

15'1" x 8'10" (4.62 x 2.7)

Housing a range of wall and base units with roll top work surfaces over. Stainless steel sink unit with mixer tap over, void and plumbing for washing machine and space for fridge and freezer. Built in eye level double oven, four ring gas hob with extractor fan over. Coved and textured ceiling with fitted spotlights, built in corner seat, tiled flooring, two UPVC double glazed windows to the rear elevation and a UPVC double glazed window to the side elevation. Stable door leads to the rear of the property.

Opening off Lounge leads to:

### Inner Hallway

Under stairs storage cupboard and double fitted storage cupboard with shelves. Smoke alarm, single panelled radiator, coved ceiling and door off to:

### Sitting Room/Downstairs Bedroom Four

14'1" x 7'6" (4.3 x 2.3)

Well lit room with natural lighting, coved ceiling, single panelled radiator, cupboard housing boiler and UPVC double glazed window to the side elevation.

### Snug/Downstairs Bedroom Five

11'9" x 11'5" (3.6 x 3.5)

Aerial extension, coved ceiling, single panelled radiator and a UPVC double glazed window to the front elevation.

### Downstairs Bathroom

10'9" x 5'5" (3.3 x 1.66)

Three piece suite comprising: Panelled bath with a mixer tap over and shower attachment. Low flush W.C, built in vanity unit with storage cupboard and fitted shelves with recessed sink. Fixed mirror with light, partially tiled walls and tiled flooring, single panelled radiator and UPVC double glazed window to the side elevation.

### Stairs lead to the first floor accommodation

### Landing

Coved and textured ceiling, loft access and doors off to:

### Main Bedroom with Built-in Dressing Area

18'0" x 10'5" (5.5 x 3.2)

Well lit room with natural lighting, built in dressing area with fitted triple wardrobes, drawers and dresser. Further fitted wardrobe providing hanging space cupboard and storage cupboard to eaves. Single panelled radiator, fitted spotlights and slight slope to ceiling and UPVC double glazed window to the side and rear elevation

### Bedroom Two

9'10" x 8'2" (3 x 2.5)

Fitted wardrobe (Excluded from measurements), single panelled radiator, storage cupboard to eaves and UPVC double glazed window to the rear elevation .

### Bedroom Three

11'5" x 7'2" (3.5 x 2.2 )

Double glazed velux window, storage cupboard to the eaves, partially sloped ceiling and single panelled radiator.

### Family Shower Room

8'6" x 6'2" (2.6m x 1.9m)

Three piece suite comprising: Double fitted shower cubicle with sliding doors, built in vanity unit with recessed sink and low flush W.C. Two storage cupboards to eaves, single panelled radiator and UPVC double glazed frosted window to the rear elevation. Restricted headroom to part of the room

### Outside

### To the Front

The front of the property is approached via block paved area leading to the

Tel: 01352 711170

garage with a wooden gate opening to the driveway providing 'off road' parking for 4 cars.

#### To the Side

To the side of the property you will find steps leading up to the main garden area which has an abundance of flowers, plants and bushes.

#### To the Rear

The garden is a particular feature of the property and has been thoroughly loved and nurtured over the years to provide a well established private garden. To the rear you will find the garden mainly laid to lawn garden with an array of bushes, shrubs, plants and trees with two paved patio areas either side. One paved patio area with a shed and the other with a summer house, ideal for outdoor furniture and al fresco dining with further steps leading up to another and private paved patio area bound by hedging.

#### Garage

19'4" x 20'11" (5.9 x 6.4)

Detached garage with up and over door, light, power and access door to side elevation.

#### EPC Rating D

#### Council Tax Band

#### Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Holywell 01352 711170. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

#### To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

#### Services

The agents have not tested the appliances listed in the particulars.

#### Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01352 711170.

#### LOANS

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

#### Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

#### Floor Plan

These floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

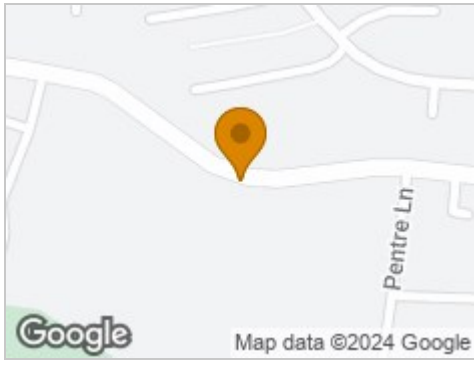
#### Office Hours

Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm





## Road Map



## Hybrid Map



## Terrain Map



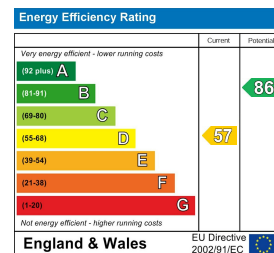
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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