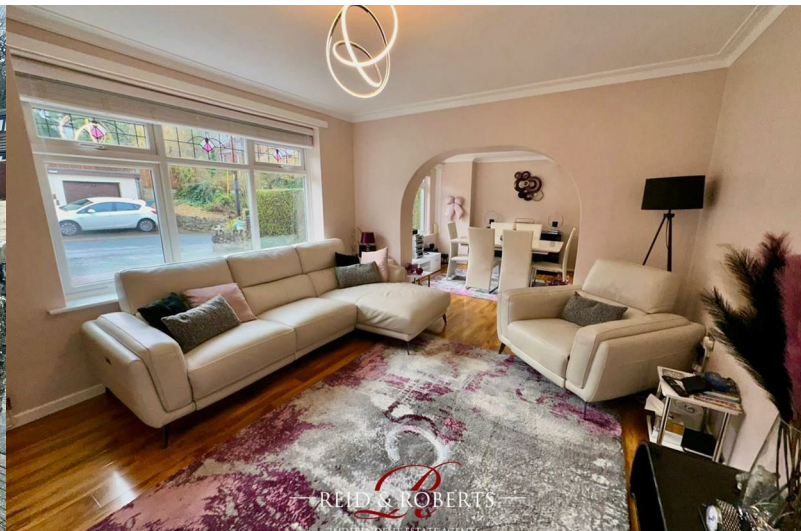




Le Bateau Llanasa Road

Gronant, Prestatyn, LL19 9TH

£340,000



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Accommodation Comprises

The property is approached via a block paved driveway providing ample 'off road' parking, with a good sized garden to the front which has been designed with ease of maintenance in mind with an array of plants/shrubs and bound by a stone wall. A wooden side gate gives access to rear of the property. The current owner has recently fitted two outdoor sockets, security lights and CCTV surveillance cameras.

Entrance Porch

4'7" x 8'5" (1.40m x 2.59m)

Having a carpet tiled floor, a Upvc double glazed bay window to the front elevation and double glazed door leads into :

Reception Hallway

5'8" x 15'9" (1.73m x 4.82m)

Laminated flooring, lighting, power points, radiator.

Stairs leading up to the first floor accommodation.

Lounge

12'2" x 25'4" (3.71m x 7.74m)

Upvc double glazed decorative window with top and bottom openers to the front elevation. High Gloss walnut effect wooden flooring, coved ceiling, chrome vertical radiator, power and central light point.

Archway leading into:

Dining Room

A Upvc double glazed decorative window with top and bottom openers to the front elevation. High Gloss walnut effect wooden flooring, coved ceiling, chrome radiator, power and two wall mounted lights.

Door leads to inner hallway:

Inner Hallway

Door leads into Downstairs WC and:

Family Bathroom

7'8" x 8'0" (2.34m x 2.44m)

A newly fitted modern Three piece suite comprising of a low flush W.C, Air bath with rainfall shower head over and a vanity sink unit with drawers and mixer tap over. Fully tiled walls, fully tiled floors, chrome ladder style radiator, central light point, double glazed frosted window to the rear elevation and cupboard housing the Gas-Combi Boiler.

Walk in Larder/Study

This room is ideal for a small office or could be utilised as a Walk in Larder having coved ceiling,.

Downstairs W.C

Fitted with a two piece suite comprising of hand wash basin with vanity unit and low flush W.C. Fully tiled walls and floors, small Upvc double glazed frosted window to the side elevation

Kitchen/Breakfast Room

11'9" x 15'8" (3.60m x 4.80m)

A newly fitted High Gloss White kitchen housing a range of wall and base units as well as pan drawers with wood effect work tops over. Central island unit with built in breakfast bar area with the additional cupboard space underneath and a further three larger cupboards. Built-in eye level double electric oven and grill, Electric four ring hob with extractor fan over. One and a half ceramic sink with a spray tap over. Space for American style fridge / freezer, integrated dishwasher and washing machine. Dado rail, coved ceiling, double glazed Upvc window with a side opener and double glazed door with frosted window to the rear elevation.

Archway leads into:

Sitting Room

11'7" x 10'8" (3.55m x 3.27m)

A remote control living flame gas fire with marble surround and hearth. Dado rail, central light point, coved ceiling, wall mounted light, double panelled radiator, aerial, telephone point and double glazed window overlooking the conservatory.

Door leads into the Reception Hall and Upvc double glazed patio door leads into:

Conservatory

11'3" x 10'5" (3.43m x 3.20m)

Upvc glass panels sat on a low brick wall and tinted poly carbonate roof with fitted central ceiling fan. Tiled flooring, double panelled radiator, dado rail, aerial socket and double glazed patio doors leading out to the rear garden.

Door off Reception Hallway leads to:

Downstairs Bedroom

This room was formally two rooms and could easily be converted back if required which is well lit due to having a dual aspect Upvc double glazed windows to the front and rear elevation, coved ceiling, panelled ceiling, aerial point, telephone point, two double panelled radiators, ceiling light with fan and laminate flooring. Fitted wardrobes with central mirror and drawers.

Stairs lead to first floor accommodation

Bedroom Three

10'2" x 11'3" (3.12m x 3.43m)

Upvc double glazed window to the side elevation. Fitted with three double wardrobes having hanging rails and shelving. Access to the loft, double panelled radiator, laminate flooring and two central spotlights.

Tel: 01352 711170

Bedroom Two

11'1" x 17'5" (3.40m x 5.33m)

Upvc double glazed leaded window to the side elevation. Laminate flooring and central light point.

Upstairs W.C

A Duo toilet and sink unit, tile effect vinyl flooring.

Outside

To The Front

The property is approached via a block paved driveway suitable for off road parking, garden with an array of plants/shrubs and bound by a stone wall, access to rear of the property is via a wooden gate.

To The Rear

To the rear you will find a larger than average garden which has a decking area with artificial grass accessible from the kitchen and conservatory, which overlooks the garden with steps leading down to a patio area with bricked built feature pond with pergola over. A pathway leads down to a hard standing area with a mature Mediterranean style garden and has a seating area leading up to a large garden shed which has the added benefit of light and power. Here you can access the storage area beneath the raised deck.

The middle part of the garden is mainly laid to lawn with a variety of fruit trees, bounded by mature hedging, a further border area with an array of plants and shrubs can be found and access to an open summer house and the greenhouse. To the rear of the garden you will find a blocked paved patio area with a further artificial grassed area with a central pear tree.

EPC Rating D

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We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

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Road Map



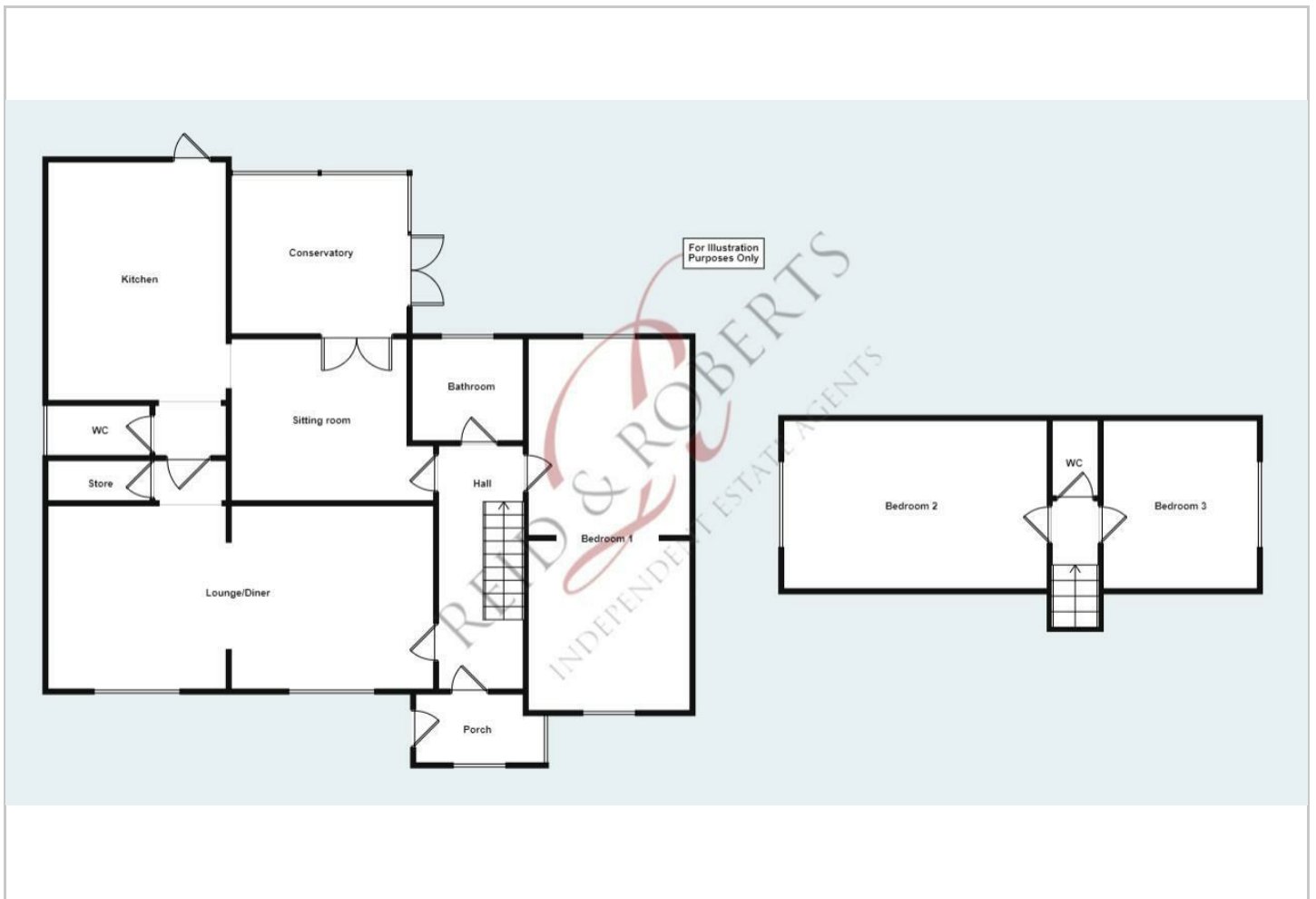
Hybrid Map



Terrain Map



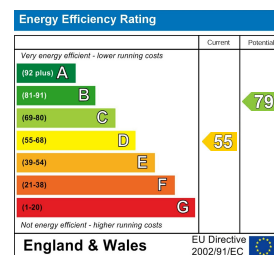
Floor Plan



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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