

6 Bryn Awelon, Gronant, LL19 9UG

£139,950



- Three Bedroom Mid Terrace
- Spacious Lounge
- High Gloss Kitchen
- Modern Three Piece Bathroom Sun Room
- South Facing Garden
- Village Location
- EPC Rating TBC



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This well presented Three Bedroom Mid Terrace is situated in the popular village location of Gronant. The property has been modernised throughout and offers spacious living accommodation.

In brief the accommodation to the ground floor comprises: Hallway, Lounge through to Sun Room, downstairs W.C. and Kitchen/ Diner. To the first floor you will find a Landing with doors leading to Three Bedrooms and a Bathroom

The front of the property is approached via concrete steps and a pathway with lawned area either side, bound by pebbled borders and well kept hedging. The rear of the property having a lawned area with a paved patio seating area and steps leading up to the rear where there is timber gate access to the on street parking behind and a timber store.

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:

Step up to a Upvc door with glazed panel and matching side unit, opens into:

#### Entrance Hallway

3.82m x 1.91m (12'6" x 6'3") Single panelled radiator, wood effect laminate flooring.

#### Kitchen/ Diner

5.42m x 2.56m (17'9" x 8'5") Housing a range of wall and base units in cream gloss with complementary roll top work surface over, one and a quarter stainless steel sink and drainer unit with mixer tap, four ring gas hob with 'indesit' oven below with a stainless steel and glazed extractor hood over, tiled splash backs, void and plumbing for washing machine, space for freestanding fridge freezer, inset spot lighting, ample room for dining table, cupboard housing the combination boiler, single panel radiator, wood effect laminate flooring and a UPVC double glazed door onto the garden.

#### Downstairs W.C.

1.42m x 0.79m (4'8" x 2'7") Having a low flush WC and a wall mounted wash hand basin, tiled walls, tiled flooring and UPVC double glazed frosted window.

#### Lounge

5.43m x 3.56m (17'10" x 11'8") Upvc double glazed dual aspect windows over looking the front and rear of the property, single panel radiator, cupboard housing the electric meter and power points.

Opens into:

#### Sun Room

Upvc double glazed units to the side and rear elevations, single panelled radiator, recessed spotlights and Upvc double glazed French doors open to the rear garden.

### First Floor Accommodation

#### Landing

Upvc double glazed window over looking the garden.



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### Bedroom One

3.63m x 3.15m (11'11" x 10'4") Upvc double glazed window to the front elevation with far reaching sea views, single panel radiator, good sized storage cupboard.

### Bedroom Two

2.82m x 3.61m (9'3" x 11'10") Over looking the front of the property, with distant sea views, single panel radiator, loft hatch access, built in wardrobe with double doors, hanging space, shelving and power points.

### Bedroom Three

2.48m x 2.61m (8'2" x 8'7") Upvc double glazed window to the rear elevation, double panelled radiator.

### Bathroom

Three piece suite comprising: pedestal wash hand basin, low flush WC and 'P' shaped panelled bath with shower over, part tiled walls, lino flooring, Upvc double glazed window to the rear elevation, airing cupboard which houses the tumble dryer with shelving above.

### Outside

The front of the property is approached via concrete steps and a pathway with lawned area either side, bound by pebbled borders and well kept hedging. The rear of the property having a lawned area with a paved patio seating area and steps leading up to the rear where there is timber gate access to the on street parking behind and a timber store.

### 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.

Covid-19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/ sanitise your hands before and after your appointment. All viewings will follow the government guidelines and all windows and doors will be open.

### TO MAKE AN OFFER - MAKE AN APPOINTMENT.

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.









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### 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.

### Loans

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

### 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.

### Do You Have a Property to Sell?

Do You Have a Property to Sell? - Please call our office on 01352 711170 and our staff will be happy to arrange a free no obligation market appraisal for you.

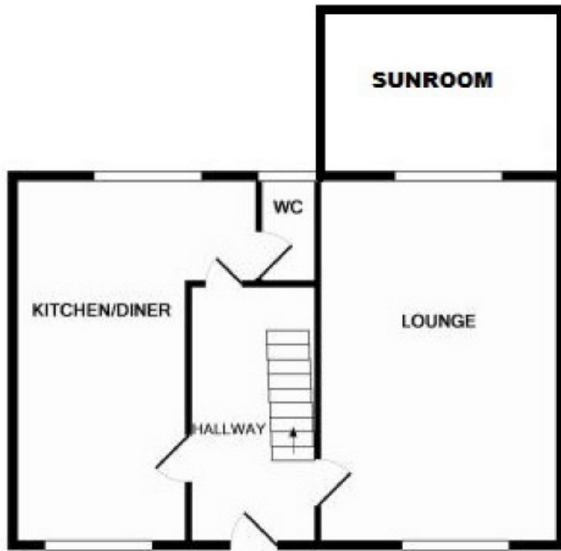
### Hours Of Business

Monday - Friday 9.15am - 5.30pm

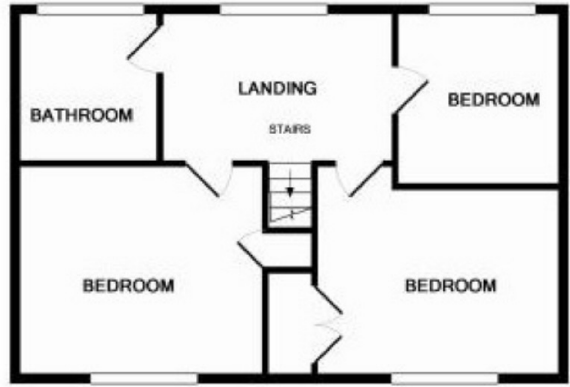
Saturday 9.15am - 4.00pm

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