

## The Spinney, Gwespyr, CH8 9JS – £495,000

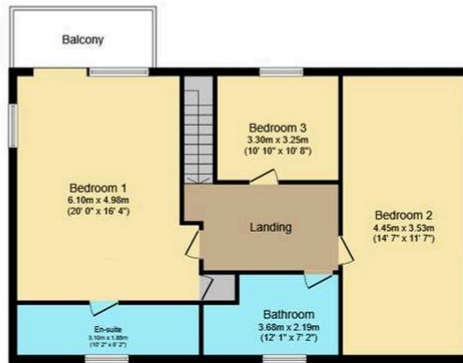
Tenure: Freehold – Council Tax: F – EPC: D66

This charming three-bedroom detached family home is set on a generous plot, offering stunning views of the North Wales coastline. It features a master bedroom with an en-suite and balcony, a spacious kitchen diner, a convenient utility room, a bathroom and a dedicated office space. The large living area boasts a striking timber bar and beautiful timber feature beams that enhance the character of the downstairs. Outside, you'll find a well-sized rear garden complete with a patio which is sheltered, perfect for entertaining. At the top of the garden, a lovely summer house adds to the appeal. The property also includes a double garage and ample off-road parking, all nestled in the picturesque village of Gwespyr.



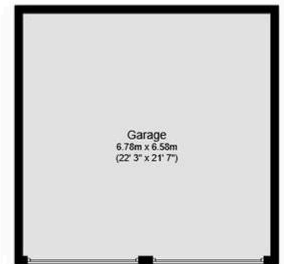
### Ground Floor

Floor area 104.9 sq.m. (1,130 sq.ft.)



### First Floor

Floor area 92.0 sq.m. (991 sq.ft.)



### Garage

Floor area 44.3 sq.m. (477 sq.ft.)

Total floor area: 241.3 sq.m. (2,597 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

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