



**Penllyn Llanasa, Flintshire, CH8 9NE**

**£580,000**

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**EPC - D62**

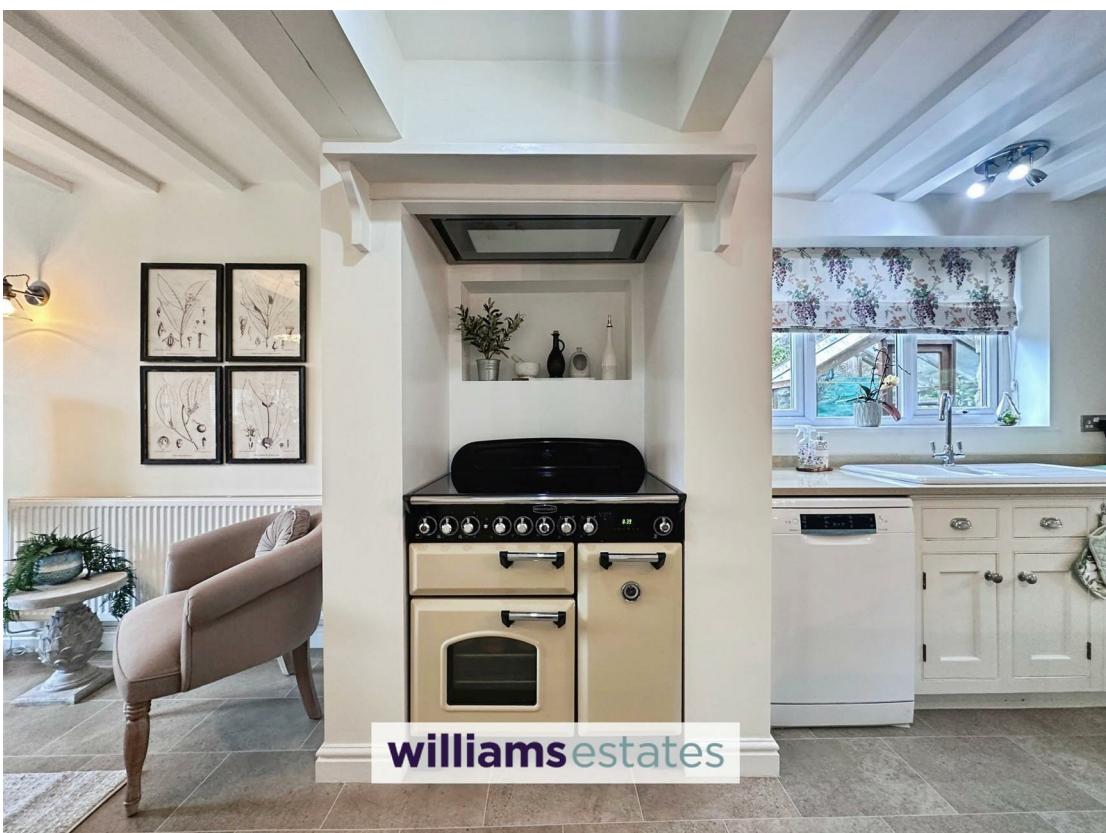
**Council Tax Band - G** **Tenure - Freehold**

# SUMMARY

An exceptional opportunity to purchase a truly gorgeous four-bedroom detached home in the very heart of Llanasa village. Set on a generous plot with a charming duck pond directly opposite, this immaculately presented property offers a perfect blend of countryside tranquillity and refined living.

Inside, the home is beautifully maintained throughout, offering bright, versatile accommodation ideal for families or those seeking a peaceful retreat. Outside, the tiered garden provides stunning views across the surrounding countryside, complemented by a delightful summer house, perfect for relaxing or entertaining.

Further benefits include off-road parking, a garage, and lovingly landscaped grounds. Viewing is highly recommended to fully appreciate everything this remarkable property has to offer.



## Accommodation

Via a composite front door giving access to the entrance hall.

### Entrance Hall

17'8" x 5'10" (5.41m x 1.80m)

Having wall lighting, radiator, power points and doors off.



### Bedroom Three

13'9" x 10'4" (4.20m x 3.16m)

Having lighting, power points, radiator, uPVC double glazed windows over looking the front, storage cupboard and half wall wooden panelling.

### Bedroom Four

9'10" x 9'11" (3.02m x 3.04m)

Having lighting, radiator, power points, uPVC double glazed windows over looking the rear garden and a storage cupboard.

### Bedroom Two

11'11" x 10'11" (3.65m x 3.34)

Having lighting, power points, radiator, natural wood ceiling beam, door off into the en-suite and a uPVC double glazed window over looking the the duck pond, the Village and fields.



### Bedroom Two En-Suite

7'3" x 2'10" (2.23m x 0.88m)

Having stone flooring, walk in shower cubicle with a wall mounted stainless steel shower head, low flush W.C., hand-wash basin with a stainless steel mixer tap over, wall mounted LED mirror, uPVC double glazed obscure window onto the side elevation, wall mounted heated towel rail, half walled tiles, lighting and an extractor fan.



### Bedroom One

16'7" x 11'10" (5.08m x 3.63m )

Having lighting, power points, radiator, a door off into the en-suite, natural wooden ceiling beam, walk in storage cupboard with rails and shelving, attached dressing room and a uPVC double glazed window over looking the duck pond, the village and open fields.



### Bedroom One En-Suite

8'1" x 6'5" (2.48m x 1.98m )

Comprising of a low flush W.C., hand-wash basin with stainless steel mixer tap over, shower cubical with wall mounted shower head, wall mounted heated towel rail, extractor fan, inset spot lighting, stone flooring, a timber double glazed Velux over looking the rear garden.



### Dressing Room

12'11" x 12'0" (3.94m x 3.67m)

Being a very good size, having lighting, power points, radiator, uPVC double glazed window onto the front over looking the duck pond, the village and open fields, built in sliding wardrobes and a feature timber beam.,.

### Family Bathroom

9'11" x 6'2" (3.03m x 1.90m )

Comprising of a low flush W.C., freestanding bath with a stainless steel telephonic tap over, hand-wash basin with stainless steel mixer tap over, partially panelled walls, inset spotlighting, extractor fan, wall mounted heated towel rail and a uPVC double obscure glazed window onto the rear elevation.

### Cloakroom/Office

13'11" x 4'7" (4.25m x 1.42m)

Ideal space for easy access storage office space

### Living Room

16'5" x 12'10" (5.01m x 3.92m )

Having lighting, power points, radiator, wall lights, uPVC double glazed windows to the front, a log burner with complimentary surround and hearth and beautiful timber glazed doors opening into the dining area.

### Dining Room

11'6" x 10'10" (3.51m x 3.31m )

Having uPVC double glazed patio doors giving access onto the front patio area with views over the duck pond, tiled floor, uPVC double glazed window onto the side elevation allowing lots of natural light, lighting, power points, radiators and an opening into the kitchen.

### Kitchen

13'10" x 13'7" (4.22m x 4.15m )

Comprising of wall, drawer and base units with granite worktop over, central island with a natural wood worktop and plenty of space for storage, void for a large wine cooler, void for a dishwasher, void for a under counter freezer, tiled floor, sink and half with drainer and stainless steel mixer tap over, sat in the chimney breast is a void for a Range Master cooker with extractor fan above, uPVC double glazed windows and door which gives access to the rear garden and an opening off into the utility room.



## Utility

9'11" x 6'2" (3.03m x 1.89m)

Having wall and base units with hardwood worktop over, tiled floor, Belfast sink with a stainless steel mixer tap, uPVC double glazed window onto the rear, void for a washing machine, void for a tumble dryer, void for a freestanding fridge freezer and a good size under stairs storage cupboard.

## Garage

18'2" x 8'2" (5.55m x 2.51m)

## Rear Garden

Discover a beautifully tiered garden set within the picturesque village of Llanasa. The first tier offers level access around the property and features a charming timber greenhouse, perfect for cultivating plants year-round. From here, steps lead to the second tier, a generous space mainly laid to lawn and complemented by well-kept vegetable planters. The third tier, also laid to lawn, enjoys an elevated outlook and includes a delightful summer house along with a practical garden shed for additional storage. Bathed in sunlight throughout the day, this wonderfully maintained garden provides an idyllic outdoor retreat.

The front of the property features a driveway offering convenient off-road parking and access to the garage, alongside a neatly maintained lawn with attractive tiered borders. Steps lead up to the entrance, creating a welcoming approach to the home. Enjoying a charming outlook, the property overlooks the village duck pond and open fields beyond, providing a wonderfully peaceful and scenic setting.

## Directions

From the Prestatyn office turn right along Meliden Road, through the traffic lights onto Gronant Road and at the duck pond turn right onto Upper Gronant Road and proceed into the village taking the right fork in the road onto Llanasa Road and proceed to the T-junction at Gwespyr, turn right and continue into the village of Llanasa, turn right in front of the Red Lion Inn and the property will be found on the right hand side.







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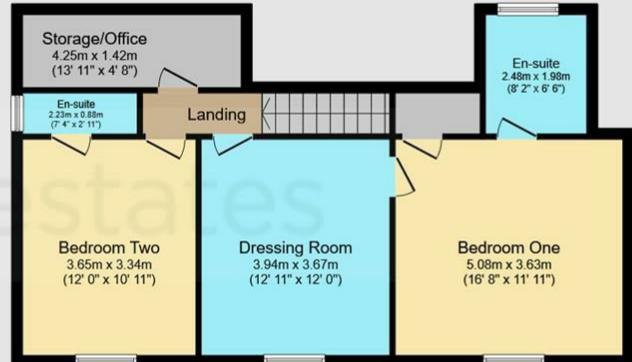


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**Ground Floor**

Floor area 106.9 sq.m. (1,151 sq.ft.)



**First Floor**

Floor area 68.3 sq.m. (735 sq.ft.)

Total floor area: 175.2 sq.m. (1,886 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](http://www.Propertybox.io)

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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