

Tan Y Mariane Cottage, Llanasa Road, Gronant LL19 9TH

£290,000

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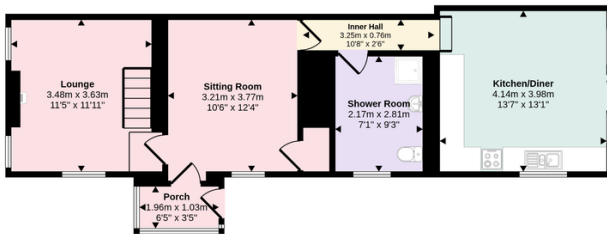


NO FORWARD CHAIN - This detached cottage stands in a popular village location set back off the well known Llanasa Road with a driveway providing off road parking. The property stands in large lawn gardens which are a particular feature of this property. The accommodation affords two reception rooms, kitchen with dining area and a ground floor shower room. To the first floor there are four bedrooms and a bathroom. Viewing is essential for the size to be fully appreciated. **DIRECTIONS** From Prestatyn proceed along the coast road into Gronant turning right at the traffic lights onto Gronant Hill, bear left onto Llanasa Road and the property will be found on the left hand side.

Key Features

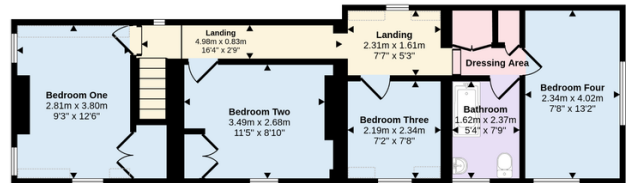
- NO FORWARD CHAIN
- DETACHED COTTAGE
- PARKING & LARGE GARDEN
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- SHOWER ROOM & BATHROOM
- FOUR BEDROOMS
- FREEHOLD
- DENBIGHSHIRE COUNTRY COUNCIL - TAX E
- EPC - D

Approx Gross Internal Area
117 sq m / 1254 sq ft



Ground Floor
Approx 58 sq m / 629 sq ft

Denotes head height below 1.5m



First Floor
Approx 58 sq m / 625 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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