



**2 Gwel Y Mor, Gronant, Flintshire, LL19
9TU**

£155,000

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EPC - C69 Council Tax Band - C Tenure - Freehold

Gwel Y Mor, Gronant

2 Bedrooms - House - Semi-Detached

Nestled in the charming village of Gronant, Gwel Y Mor presents an exceptional opportunity to acquire a modern semi-detached house. This delightful property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking a comfortable living space.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The newly fitted kitchen is a standout feature, designed with contemporary aesthetics and functionality in mind, ensuring that cooking and dining experiences are both enjoyable and efficient. The modern shower room complements the home beautifully, providing a fresh and stylish space for your daily routines. The property also benefits from off-road parking for one vehicle, adding convenience to your daily life. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community.

Gronant is a picturesque village that offers a tranquil lifestyle, with local amenities and scenic surroundings. This location is perfect for those who appreciate the beauty of rural living while still being within easy reach of larger towns and cities. In summary, Gwel Y Mor is a splendid modern home that combines comfort, style, and practicality in a delightful village setting. Whether you are looking to buy or rent, this property is sure to impress with its contemporary features and inviting atmosphere.



Accommodation

Via a UPVC double glazed decorative door, leading into:

Entrance Porch

Lighting, wall-mounted electrics, UPVC double glazed obscure window to the side, and door off to the lounge.

Lounge

13'10" x 13'0" (4.24 x 3.97)

Lighting, power-points, radiator, BT Openreach fibre point, UPVC double glazed window onto the front, enjoying views to the North Wales coastline, stairs to the first floor, under-stairs storage cupboard, with an opening into:

Kitchen/Diner

13'11" x 11'7" (4.25 x 3.55)

Newly fitted kitchen comprising of wall, drawer and base units with complementary work top over, integrated oven with four ring hotpoint hob and extractor fan above, stainless steel sink with drainer and stainless steel mixer tap over, integrated fridge and freezer, integrated washing machine, central island with base unit and worktop over which acts as a breakfast bar ideal for dining, UPVC double glazed window to the rear, new wall-mounted boiler, lighting, power-points and a UPVC double glazed obscure door giving access to the rear garden.



First Floor Landing

Lighting, loft access hatch, UPVC double glazed obscure window to the side and doors off.

Bedroom One

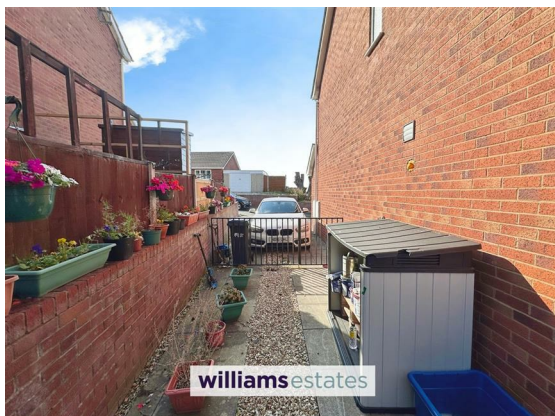
13'10" x 13'1" (4.24 x 4.00)

Lighting, power-points, radiator, UPVC double glazed window onto the front, enjoying views of the Gronant hillside.

Bedroom Two

11'8" x 7'10" (3.57 x 2.40)

Lighting, power-points, radiator, UPVC double glazed window to the rear.



Shower Room

8'0" x 5'8" (2.44 x 1.73)

Newly fitted shower room having a larger than average shower enclosure with a wall mounted shower head, wall-mounted heated towel rail, low flush w/c, vanity hand wash basin with stainless steel mixer tap over, inset spotlighting, extractor fan, UPVC double glazed obscure window onto the rear elevation.

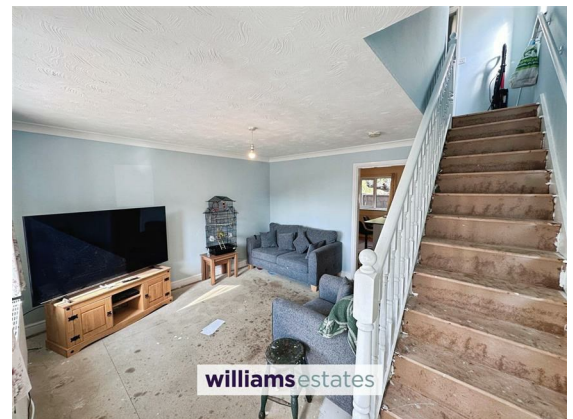
Outside

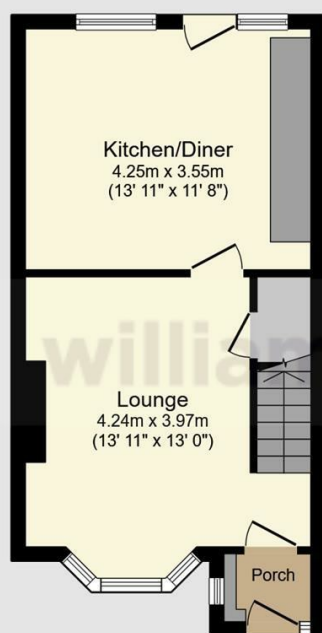
The property is approached via a paved and gravelled driveway providing space for off-road parking, with a gate giving access to the side/rear and the front garden being gravelled for ease and low maintenance. To the front the property enjoys views out towards Gronant hillside and out towards the North Wales Coastline.

To the side / rear, the garden is of ease and low maintenance and is ideal for bin storage and bound by brick walling.

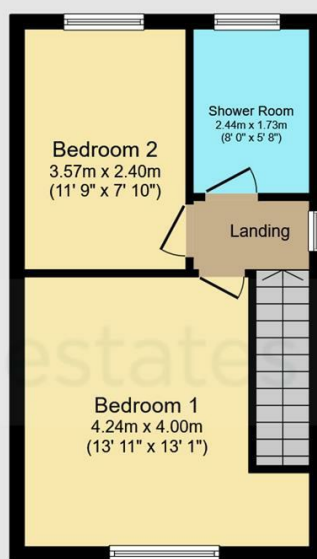
Directions

Proceed right from our Prestatyn office on to Gronant road, passing the duck pond on the left hand side to the t-junction. Turn right on to the A548 and proceed along, turning right on to the road sign-posted Upper Gronant, and continue up Gronant hill. At the top of the hill veer left towards Llanasa. This leads you on to Llanasa road, continue along and turn right onto Gwel-y-mor where the property can be found on your left hand side.





Ground Floor
Floor area 34.5 sq.m. (372 sq.ft.)



First Floor
Floor area 32.4 sq.m. (349 sq.ft.)

Total floor area: 67.0 sq.m. (721 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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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