



**Ashbury Llanasa Road, Gronant,  
Flintshire, LL19 9TF**

**£240,000**

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**EPC - C73**

**Council Tax Band - D**

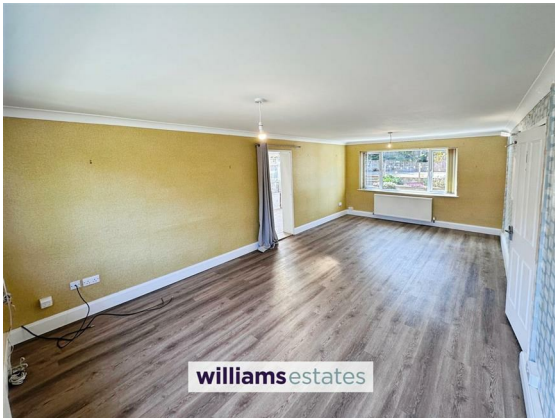
**Tenure - Freehold**



# Llanasa Road, Gronant

## 3 Bedrooms - House - Detached

A well appointed three bedroom link-detached house available with no onward chain and vacant possession. Having recently had the ceilings replastered with the electrics being tested, this family home is ready to move into and presented beautifully throughout. Comprising of a modern kitchen and shower-room, with three good sized bedrooms, living room, conservatory, rear porch, downstairs w.c. and access into the garage for potential further conversion subject to necessary permissions being obtained. Enjoying unspoilt views of the fields to the rear, offering a sense of privacy and an excellent outlook. Internal viewing is highly recommended to fully appreciate.



### Accommodation

via a uPVC double glazed obscure door, leading into the;

### Entrance Hall

Being of a good size, having stairs to the first floor landing, lighting, power points, radiator, cupboard housing the electrics, uPVC double glazed obscure window onto the front and doors off.

### Living Room/Dining Room

22'11" x 11'10" (7.00m x 3.61m)

Having lighting, power points, radiators, telephone point, T.V. aerial point, uPVC double glazed windows onto the front and rear elevations and a door off into the;

### Conservatory

11'4" x 7'2" (3.46m x 2.19m )

Having lighting, uPVC double glazed units surrounding and uPVC double glazed double patio doors onto the rear.

### Kitchen

10'10" x 8'10" (3.31m x 2.70m)

A modern Kitchen, comprising of wall, drawer and base units with complementary worktop over, sink and drainer with stainless steel mixer tap over, nearly new cooker with stainless steel extractor fan above, integrated fridge, integrated dishwasher, uPVC double glazed window onto the rear, lighting, power points, wall mounted radiator, serving hatch into the living room/dining room and a new uPVC double glazed door giving access to the rear porch.

### Rear Porch

8'6" x 4'7" (2.61m x 1.40m)

Having lighting, uPVC double glazed window onto the rear, uPVC double glazed door giving access to the rear patio and an opening into the;

### Boiler Room / Utility

6'10" x 4'7" (2.10m x 1.41m)

Comprising of a wall mounted boiler, lighting, power, plumbing for washing machine, door into the garage and a door off into the W.C.

### W.C.

Having a low flush W.C., hand-wash basin with stainless steel taps over, lighting and a uPVC double glazed window onto the rear elevation.



### Garage

18'10" x 7'8" (5.76m x 2.36m)

Having lighting, power, up and over door onto the front and a good size for storage or potential conversion in the future subject to necessary permission being obtained.

### Stairs to the First Floor Landing

Having lighting, power points and doors off.

### Bedroom One

11'11" x 9'9" (3.64m x 2.98m )

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation, enjoying unspoilt views of the fields to the rear.

### Bedroom Two

10'2" x 10'0" (3.11m x 3.07m)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the front elevation,

### Bedroom Three

9'7" x 8'9" (2.94m x 2.67m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation, enjoying unspoilt views of the fields to the rear.

### Shower Room

10'2" x 5'5" (3.11m x 1.66m)

Comprising low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, walk-in shower enclosure with a wall mounted shower head, loft access hatch, lighting, wall mounted heated towel rail, cupboard ideal for airing/storage and a uPVC double glazed obscure window onto the front elevation.

### Outside

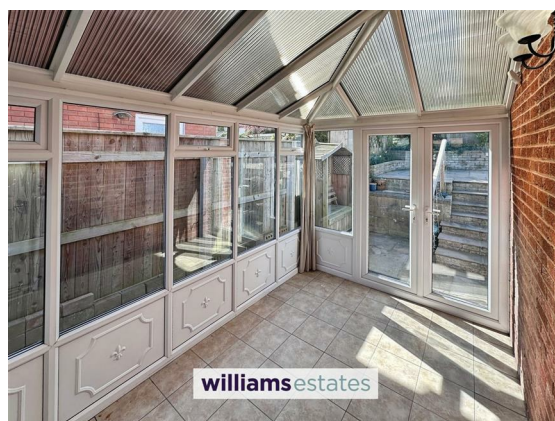
The property is approached via a driveway providing ample space for off-road parking for multiple vehicles, with further space for parking too. The front garden is tiered and gravelled with decorative borders for ease and low maintenance, with steps then leading up to the accommodation.

To the rear, the garden enjoys a real sense of privacy and a tranquil environment and it backs onto neighbouring fields. The garden is paved for ease and low maintenance being ideal for alfresco dining and entertaining guests. Enjoying a sunny aspect all day long and unspoilt views.

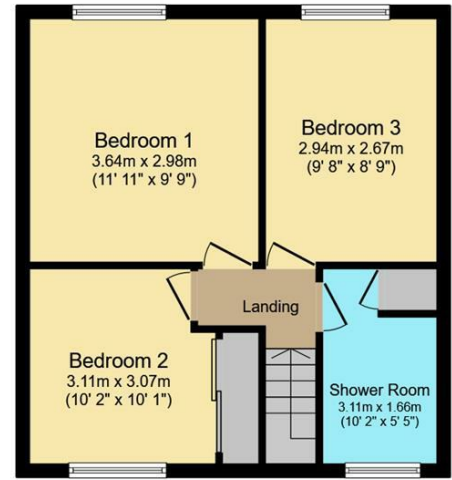
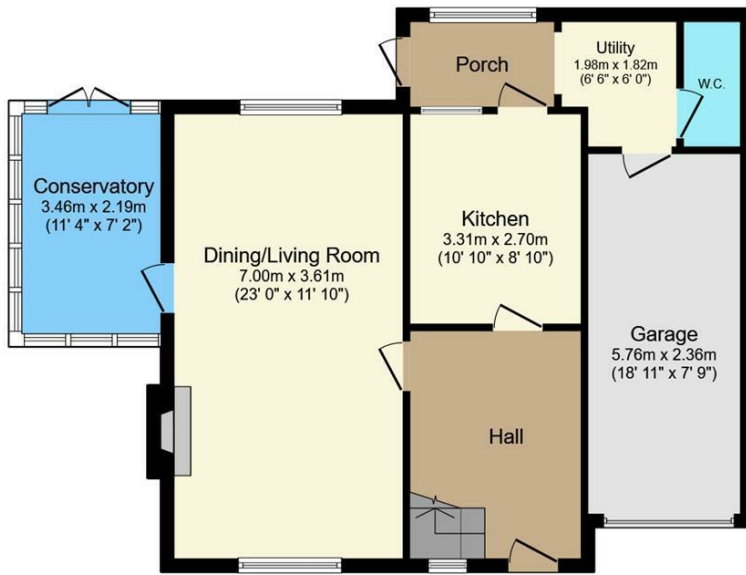
Benefitting from an outside tap and electrics to both the front and rear gardens.

### 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 where the property can be found on the right hand side.





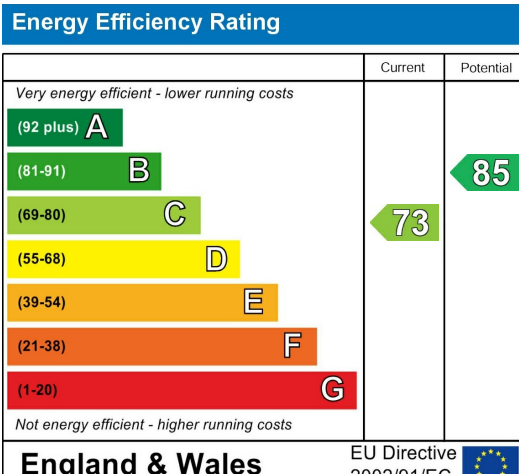


Total floor area: 121.3 sq.m. (1,306 sq.ft.)

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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