

williams estates



Canol Y Dref Gronant Hill, Gronant, Gronant, Flintshire, LL19 9SR

£399,950

 3  1  2  D

EPC - D68 Council Tax Band - E Tenure - Freehold

Gronant Hill, Gronant

3 Bedrooms - House - Detached

Williams Estates are proud to advertise, For Sale, this impressive detached three bedroom home. Having undergone extensive renovations and paying careful attention to detail, this property offers a stunning interior whilst sat within a quiet village setting. Internally, the property boasts a gorgeous and modern living space with a much favoured open-plan living arrangement. To the exterior the modernity continues, with a patio area, lawned areas and also a decking area, creating the perfect environment for outdoor entertaining. Being within such close proximity to Prestatyn town the property benefits from the convenience of the town centre amenities whilst enjoying a peaceful village setting. Available with No Onward Chain. EPC Rating 68 D.

Accommodation

Via a modern composite door allowing access into the entrance hallway.

Entrance Hallway

Having radiator, inset spotlighting, power points, built in cupboard housing the electric meter, uPVC double glazed obscure door allowing access into the garage and stairs with modern glass balustrade leading up onto the first floor accommodation.

Open Plan Kitchen/Breakfast Room

27'0" x 18'4"

A recently installed kitchen fitted with a range of modern wall, drawer and base units with high gloss door with complementary quartz worktop surfaces over together with matching upstands, LED under the counter lighting, built in Bosch appliances including an assisted oven, microwave oven, warming drawer and fridge freezer. The kitchen island is fitted with a stainless steel sink with mixer tap over, four ring induction hob with a suspended ceiling extractor fan above and has high quality laminate flooring.

Open Plan Lounge Diner

27'0" x 18'4"

A spacious light and airy room having three radiators, inset spot lighting, multimedia sockets, ample power points with USB ports, high quality laminate flooring, multi-aspect uPVC double glazed windows enjoying the panoramic views and uPVC double glazed patio doors with modern juliet balcony with glass balustrades.

Utility Room

8'3" x 4'7"

Fitted with a quality high gloss wall and base units with complementary quartz worktop surfaces with matching upstands above, void and plumbing for automatic washing machine, inset spot lights, power points and quality laminate flooring.

WC

Fitted with a low flush WC, wall mounted wash hand basin and mixer tap over with drawer unit, tiled flooring, radiator, inset spot lighting and obscure uPVC double glazed window to the side elevation.

Inner Hallway

Having power points, loft hatch access, inset spotlighting and quality laminate flooring.

Bedroom One

11'6" x 11'3"

Having radiator, multimedia socket, ample power points with USB ports, inset spotlighting and uPVC double glazed window overlooking the rear elevation.

Bedroom Two

14'5" x 9'7"

Having radiator, multimedia socket, ample power points with USB ports, inset spotlighting and uPVC double glazed window overlooking the side elevation.

Bedroom Three

7'6" x 5'10"

Having radiator, multimedia socket, ample power points with USB ports, inset spotlighting and uPVC double glazed window overlooking the side elevation.

Bathroom

10'5" x 7'7"

Fitted with a modern four piece suite, comprising a bath with mixer-tap, low flush WC, wall mounted vanity hand wash basin with mixer tap over, large shower enclosure with rainfall showerhead above and a separate telephonic shower head, wall mounted towel rail, underfloor heating, wall mounted waterproof TV, wall mounted LED mirror, partially tiled walls, tiled floors, in-set spotlighting and a uPVC double glazed obscure window to the side elevation.



Outside

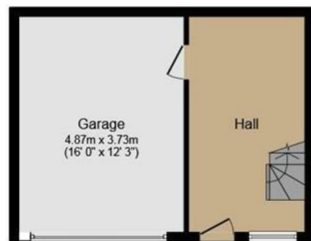
The property is approached via a tarmac driveway providing ample off-street parking, with lawned areas adjacent with an array of shrubs and wooden panel fencing following the boundary. Up some steps, you will reach the side patio area which has created the perfect space for alfresco dining and entertaining. Following the side patio round to the rear where you will further enjoy a lawned garden area and to the other side of the property; a composite decking area for further seating and dining. Continuously, the outside benefits from outdoor lighting, power sockets and water source, to provide a luxury outdoor living space.



Directions

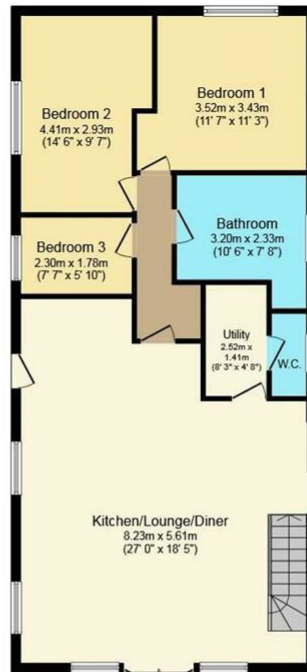
Proceed from Prestatyn office right onto Gronant Road and continue to the T junction passing the duck pond on the left hand side. Turn right, continue to the traffic lights and turn right at the crossroads signposted Upper Gronant. The property can then be found on your left hand side.





Ground Floor

Floor area 31.5 sq.m. (339 sq.ft.) approx



First Floor

Floor area 94.4 sq.m. (1,017 sq.ft.) approx

Total floor area 125.9 sq.m. (1,355 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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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.