



## Annwyl Cottage Gronant Hill, Gronant, Flintshire, LL19 9SR

**£169,950**

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**EPC - E39**

**Council Tax Band - C**

**Tenure - Freehold**

# Gronant Hill, Gronant

## 2 Bedrooms - Character Property - Detached

Available with no onward chain, this cottage full of original features is situated within the sought after village location of Gronant. Benefits include double glazing, easy to maintain gardens, close to all local amenities and within a short walk of the seaside. Internally comprising of two bedrooms, lounge, kitchen/diner, bathroom and conservatory. Internal viewing is highly recommended to fully appreciate. EPC Rating - E 39.



### Accommodation

via a double glazed door, leading into the;

### Entrance Porch

Having lighting and a door off, into the;

### Lounge

16'3" x 11'4" (4.95 x 3.45)

Having lighting, power points, radiator, T.V. aerial point, uPVC double glazed window onto the front elevation and an opening off, into the;

### Inner Hallway

Providing access to further accommodation, having lighting, power point and a uPVC double glazed window onto the side elevation.

### Bedroom One

12'11" x 8'7" (3.94 x 2.62 (3.93 x 2.61))

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

### Bedroom Two

11'2" x 8'4" (3.40 x 2.54)

Having lighting, power points, radiator, loft access hatch and a double glazed window onto the front elevation.

### Kitchen

12'5" x 10'2" (3.78 x 3.10)

Comprising of wall, drawer and base units with a worktop over, space for a free-standing fridge/freezer, integrated oven with four ring gas hob and extractor fan above, partially tiled walls, lighting, power points, radiator, space for dining, void for a washing machine, sink and a half and drainer with a stainless steel mixer tap over, uPVC double glazed window onto the rear elevation, uPVC double glazed window onto the side looking into the conservatory and door off into the;

### Rear Porch

Having an inbuilt cupboard for storage and doors off.



## Bathroom

12'10" x 6'8" (3.91 x 2.03)

Comprising of a low flush W.C., hand-wash basin with taps over, bath with taps over and a wall mounted shower head, lighting, radiator, wall mounted heated towel rail, inbuilt airing cupboard housing the water tank and a uPVC double glazed obscure window onto the side elevation.

## Conservatory

9'5" x 7'6" (2.87 x 2.29)

Having lighting, power points, uPVC double glazed window surround and uPVC double glazed double french patio doors giving access into the rear garden.

## Outside

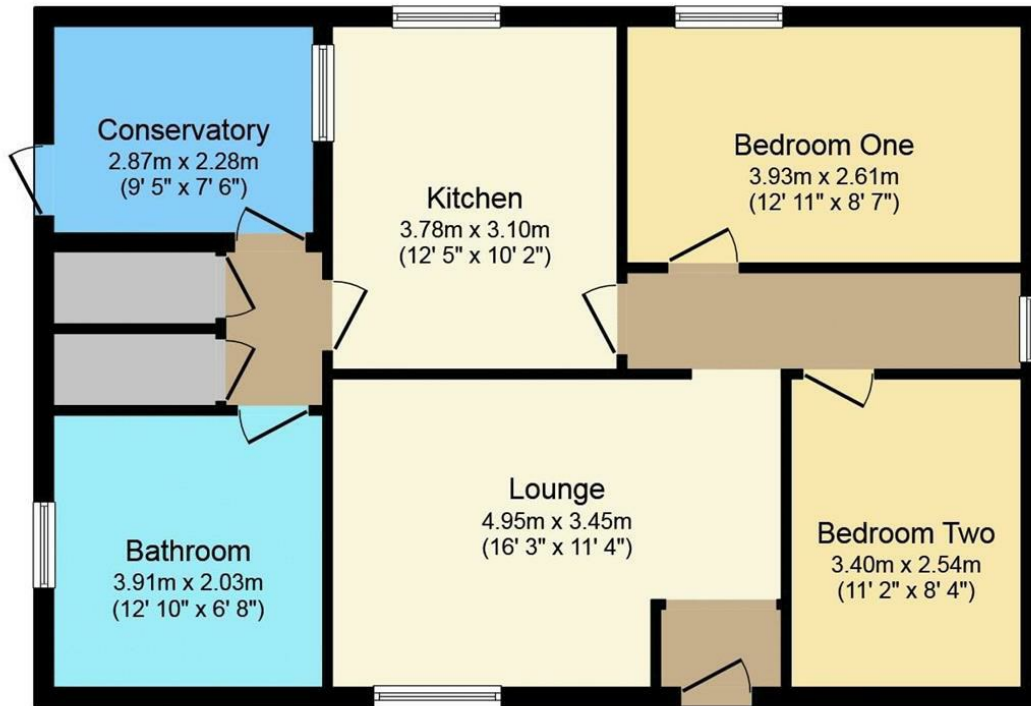
The property is approached via a paved pathway. The front garden is of ease and low maintenance being paved and providing access to either side elevation, with a garage being situated to the left of the property.

To the rear, the garden is presented beautifully, having a raised area that is laid to lawn with a variety of mature shrubs/hedging/plants and housing a summer house. There is also an area that is paved, ideal for ease and low maintenance and alfresco dining. The rear garden enjoys a peaceful and sunny aspect.

## 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 and continue to the traffic lights and turn right at the crossroads signposted Upper Gronant. The property can then be found on your right hand side.





### Floor Plan

Floor area 77.6 sq.m. (835 sq.ft.) approx

Total floor area 77.6 sq.m. (835 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>39</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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