

**Bryn Y Mor Llanasa Road, Gronant,
Gronant, Denbighshire, LL19 9TL**

£240,000

 4  1  2  D

EPC - D62

Council Tax Band - D

Tenure - Freehold

Llanasa Road, Gronant

4 Bedrooms - House - Detached

Available with Vacant Possession and No Onward Chain! Being in need of renovating throughout, this four bedroom detached family home is a STAR BUY! Being located within the sought after village of Gronant and close to all local amenities. The property itself sits on a larger than average plot, having a long extended driveway providing ample space for off-road parking. Comprising four bedrooms, two reception rooms, kitchen/diner, utility room and a bathroom. Internal viewing is highly recommended to fully appreciated. EPC Rating - D.



Accommodation

via a timber framed single glazed door, leading into the;

Entrance Hall

Having lighting, stairs to the first floor and doors off.

Snug

11'10" x 8'6" (3.61 x 2.59)

Having lighting, power points, radiator, tv aerial point and a uPVC double glazed window to the front elevation.

Living Room

17'3" x 8'10" (5.26 x 2.69)

Having lighting, power points, radiator, tv aerial point, fireplace with complementary surround and hearth, uPVC double glazed window to the front and doors off.

Utility Room

11'8" x 5'0" (3.56 x 1.52)

Having lighting and power points, uPVC double glazed window to the side and rear elevation and a W.C. off.

Kitchen

18'10" x 12'2" (5.74 x 3.71)

Comprising wall, drawer and base units with worktop over, sink with tap over, space for under the counter washing machine, space for a freestanding oven, lighting, power points, uPVC double glazed window onto the front elevation, uPVC double glazed window onto the rear elevation and a timber door giving access to the rear.

Stairs to the First Floor Landing

Having lighting, wall mounted boiler, uPVC double glazed windows onto the rear and doors off.

Bedroom One

13'1" x 12'2" (3.99 x 3.71 (4.0 x 3.72))

Having radiator, power points, lighting, and a uPVC double glazed window to the front.

Bedroom Two

11'1" x 8'8" (3.38 x 2.64)

Having lighting, radiator, power points and a uPVC double glazed window to the front elevation.



Bedroom Three

9'1" x 12'5" (2.77 x 3.78)

Having radiator, power points, lighting, and a uPVC double glazed window to the front.

Bedroom Four

9'0" x 8'11" (2.74 x 2.72)

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

Bathroom

6'11" x 6'8" (2.11 x 2.03)

Comprising of a low flush W.C, hand-wash basin with tap over, bath with tap over and telephonic shower head, partially tiled walls, lighting, extractor fan, radiator and a uPVC double glazed window to the side elevation.

Outside

The property is approached via a timber gate, providing access onto a long extended driveway leading up to the accommodation.

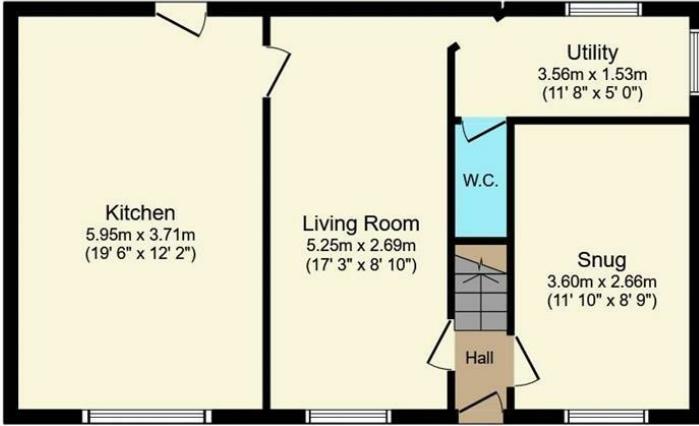
To the front, the garden is paved for maintenance and bound by timber fencing.

To the rear, the garden is of a good size, offering a private aspect and enjoying unspoilt views of the countryside and out towards the North Wales Coastline.

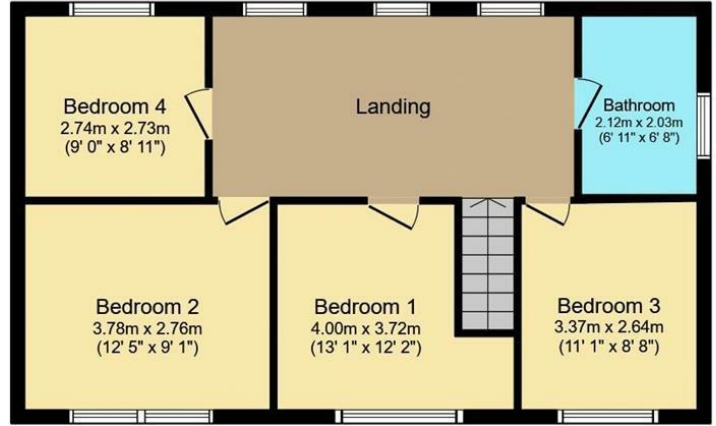
Directions

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 by way of our For Sale board.





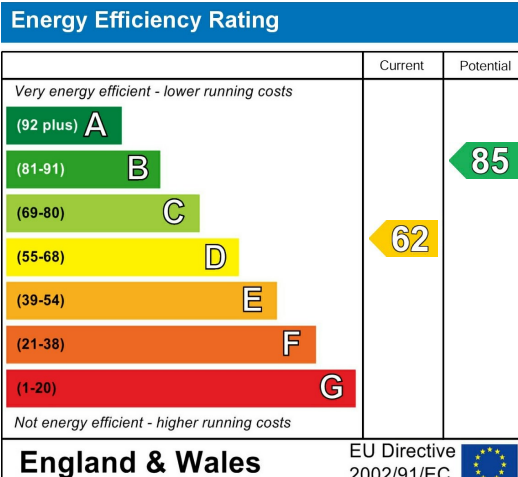
Ground Floor
 Floor area 60.5 sq.m. (651 sq.ft.) approx



First Floor
 Floor area 60.4 sq.m. (651 sq.ft.) approx

Total floor area 120.9 sq.m. (1,301 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



Call us on
 01745 888900

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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.