



5 Dee View Llanasa Road, Gronant, Flintshire, LL19 9TL

£240,000



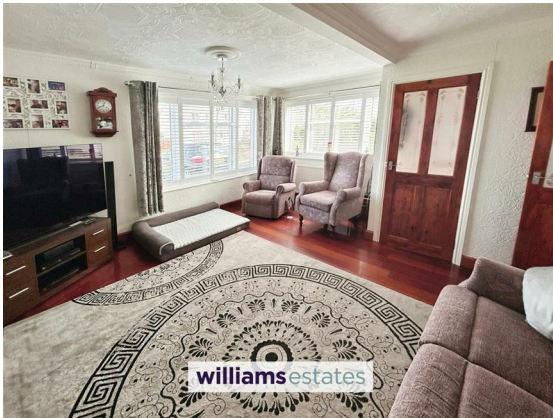
EPC - null

Council Tax Band - C

Tenure - Freehold

Llanasa Road, 3 Bedrooms - House - Detached

This three-bedroom detached house is a gem, with spacious rooms, a delightful kitchen diner, and a sunny south-facing garden. Located in the charming village of Gronant, just a short drive from Prestatyn town centre, you'll enjoy breathtaking views of the stunning coastline. Don't miss out on this incredible opportunity!



Accommodation

via a modern composite door with obscured doubled glazing adjacent leading into;

Entrance Porch

Having lighting, under stairs storage space and timber door leading into;

Living Room

12'0" x 15'3" (3.678 x 4.662)

Having lighting, power points, t.v. aerial point, radiator, gas fire with tiled surround and hearth and uPVC double glazed windows to both front and side elevations letting in plenty of natural light.

Inner Hallway

Having lighting, radiator, stairs to first floor landing and doors off;

Kitchen/Diner

17'9" x 8'9" (5.426 x 2.677)

Comprising wall, drawer and base units with worktops over, single drainer sink with mixer tap over, void and plumbing for washing machine, void for under counter fridge and freezer, integrated oven with four ring gas hob and extractor hood above, partially tiled walls, lighting, power points, space for dining, radiator, uPVC double glazed window to the side elevation and uPVC double glazed patio doors giving access to the rear.

Storage Room

5'9" x 3'11" (1.778 x 1.215)

Having space for storage, Worcester boiler, gas and electric meters, power points, lighting and uPVC obscured double glazed window to the rear elevation.

Stairs To First Floor Landing

Having lighting, power points, loft access hatch with ample storage space, uPVC double glazed window to the side elevation and doors off;



Bedroom One

12'8" x 8'4" (3.880 x 2.548)

Having lighting, power points, radiator, fitted wardrobes and uPVC double glazed window to the front elevation with stunning views of the coastline.

Bedroom Two

11'4" x 7'4" (3.465 x 2.251)

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

Bedroom Three

7'4" x 8'4" (2.247 x 2.549)

Having lighting, power points radiator and uPVC double glazed window overlooking the rear garden.

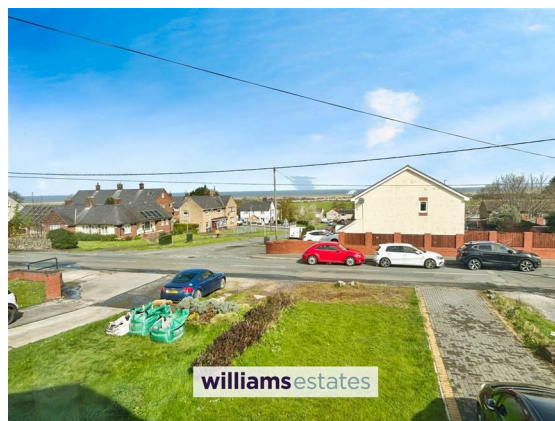
Bathroom

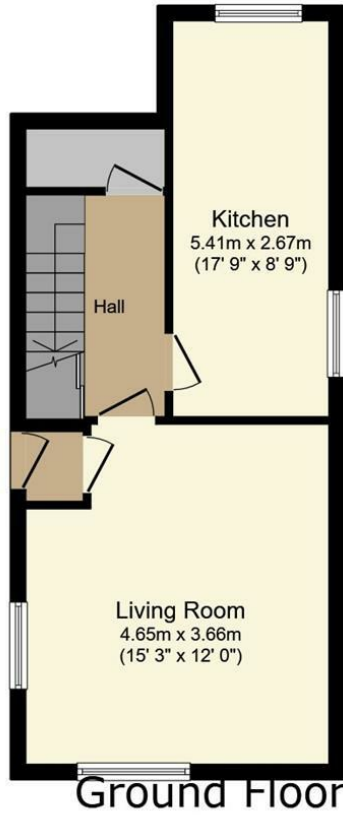
5'8" x 8'2" (1.748 x 2.513)

Comprising low flush W.C., pedestal hand wash basin with taps over, panelled bath with taps over, walk-in shower enclosure with rainforest and telephonic shower head, partially tiled walls, heated towel rail, lighting and uPVC obscured double glazed window to the side elevation.

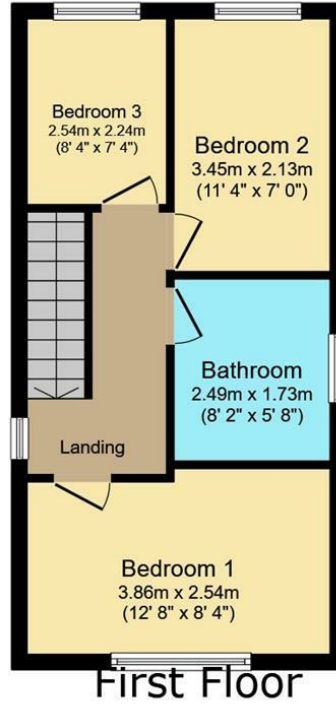
Outside

The property is approached via a long driveway providing space for ample off-road parking with the front garden being laid with lawn. To the rear the garden is tiered with upper level being laid with lawn and enclosed by timber fencing and low brick wall. The lower level is laid with patio, ideal for enjoying the warm summer months. The garden also houses a garage benefitting from power ideal for storage.





Floor area 39.1 m² (421 sq.ft.)



Floor area 35.9 m² (387 sq.ft.)

TOTAL: 75.0 m² (807 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.