



BAY VIEW HOUSE

1 Cwrt Gwyntog, Trelogan, Flintshire, CH8 9EA

PETER LARGE

The Plum Collection



BAY VIEW HOUSE
CWRT GWYNTOG
TRELOGAN
FLINTSHIRE
CH8 9EA

A substantial and superb executive family house
within the popular village of Trelogan, enjoying
breathtaking panoramic views
to the rear over open
countryside and the
Dee Estuary.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
19 Clwyd Street, Rhyl, Denbighshire LL18 3LA
45-47 Market Street, Abergele, Conwy LL22 7AF
47-49 Madoc Street, Llandudno, Conwy LL30 2TW

Residential

t. 01745 888100
t. 01745 334411
t. 01745 825511
t. 01492 873854

prestatyn@peterlarge.com
rhyl@peterlarge.com
abergele@peterlarge.com
llandudno@peterlarge.com

19 Clwyd Street, Rhyl, Denbighshire LL18 3LA

Lettings

t. 01745 336699

lettings@peterlarge.com

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD

Survey & Energy Assessors

t. 01745 888100

DESCRIPTION

This substantial executive family home stands within this popular village of Trelogan and is located within a short distance of the A55 which makes for excellent commuting to Chester and other North Wales coastal towns. Built around thirteen years ago, the property enjoys breathtaking panoramic views to the rear over open countryside and the Dee Estuary. The accommodation affords:- entrance hall, sitting room, impressive dining kitchen with an extensive range of contemporary shaker style units with solid granite worktops. Additional features include a large double glazed rear conservatory, study, utility and ground floor cloaks. To the first floor is a master bedroom with dressing area and en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms and a family bathroom. It has the usual refinements of uPVC double glazing and liquid propane gas fired central heating. It stands in matured landscaped gardens to the front and rear with a driveway providing off road parking and a double garage. The accommodation which is highly appointed throughout and tastefully decorated is suited to family occupation and affords.

L- SHAPED ENTRANCE HALL

17' 0" x 12' 9" (5.19m x 3.91m) With coved ceiling, uPVC double glazed entrance door, radiator, telephone point, (subject to BT regulations) and an attractive Harwood staircase rising to the first floor. Useful under stairs storage/display area.

STUDY

9' 10" x 6' 9" (3.0m x 2.08m) With radiator, double glazed window to the front, telephone point (subject to BT regulations) Personal door to garage.

SITTING ROOM

22' 8" x 14' 7" (6.91m x 4.45m) Coved ceiling, three wall light points, television aerial point, attractive feature fireplace with inset coal effect fire, two radiators and uPVC double glazed window overlooking the landscaped front garden. Double glazed double doors leading to :-

CONSERVATORY

17' 1" x 12' 11" (5.21m x 3.94m) Two wall mounted slim line electric convector hood heaters, uPVC double glazed windows on three sides providing attractive views of the immediate garden, rural surroundings and out over the Dee Estuary / Irish Sea. uPVC double glazed doors leading to the rear garden.

DINING/KITCHEN AREA

24' 2" x 12' 7" (7.37m x 3.84m) Fitted with an extensive range of contemporary shaker style units comprising eye level cupboards with matching base cupboards and drawers. Solid Granite worktop with tiled surrounds, single drainer stainless steel sink with mixer tap, integrated appliances including Range Master Toledo duel fuel range with

Range Master canopy type extractor hood above. Integrated full sized Electrolux dishwasher, integrated freezer and refrigerator. Pull out basket storage drawers. uPVC double glazed windows with attractive views of the rear garden, surrounding countryside and out over the Dee Estuary. Integrated wine rack, illuminated glass fronted display cabinet, multiple recessed down lighters.

Door to utility room and attractive oak flooring.

DINING AREA: Having ample space for family sized dining table and chairs, radiator, attractive solid Oak flooring, TV aerial point, double doors to Sitting Room, further uPVC double glazed window with aspect similar to the kitchen.

UTILITY

8' 11" x 6' 3" (2.72m x 1.91m) Having solid Oak flooring, radiator, part glazed uPVC double glazed entrance door, plumbing for automatic washing machine, space for tumble dryer, fitted storage cupboards, laminated work surfaces, inset single drainer stainless steel sink with mixer tap, extractor fan and uPVC double glazed frosted window.

CLOAKROOM

6' 5" x 3' 2" (1.97m x 0.97m) Having tiled floor, low flush W.C., with dual push button cistern, wall mounted radiator / heated towel rail and pedestal wash basin with tiled splash backs.

FIRST FLOOR ACCOMMODATION AND LANDING

17' 9" x 12' 0" (5.43m x 3.67m) With radiator, coved ceiling, access to roof void and airing cupboard housing pressurised hot water cylinder.

MASTER BEDROOM

27' 3" x 12' 11" (8.31m x 3.94m) (Overall and into Dressing Area) Having two radiators, television aerial point, telephone point (subject to BT regulations), uPVC double glazed window to the front, ample space for his and hers dressing tables, and further recess fitted with an extensive range of wardrobes providing both hanging and storage space.

ENSUITE

6' 7" x 6' 4" (2.03m x 1.95m) Tiled corner shower enclosure with contemporary thermostatic shower fitted. Pedestal wash hand basin, low level W.C., with dual push button cistern. Tiled floor, partly tiled walls, wall mounted radiator / heated towel rail, shaver socket, extractor fan, and uPVC double glazed frosted window.

BEDROOM TWO

13' 3" x 10' 11" (4.04m x 3.33m) to wardrobes Having radiator, uPVC double glazed window to front and excellent built in range of wardrobes providing both hanging and storage space plus open ended display / storage shelving.

EN-SUITE SHOWER ROOM

8' 6" x 4' 2" (2.60m x 1.28m) minimum Low level W.C., with dual push button cistern, pedestal wash basin, wall mounted radiator / heated towel rail, tiled floor, partly tiled walls, wall mounted shaver socket, extractor fan and large tiled shower enclosure with contemporary thermostatic shower fitted.

BEDROOM THREE

14' 7" x 11' 6" (4.45m x 3.53m) Having excellent built in range of wardrobes providing both hanging and storage space plus open ended storage / display shelving. Radiator, television aerial point and uPVC double glazed window with impressive far reaching views of the adjoining countryside and over the Dee Estuary.

BEDROOM FOUR

14' 7" x 10' 11" (4.45m x 3.33m) Having radiator, television aerial point, uPVC double glazed window to front and excellent built in range of wardrobes providing both hanging and storage space plus open ended storage / display shelving.

BEDROOM FIVE

9' 8" x 9' 3" (2.95m x 2.84m) With radiator and uPVC double glazed window with attractive views of the adjoining surrounding countryside and out over the Dee Estuary.

FAMILY BATHROOM

7' 10" x 6' 11" (2.41m x 2.13m) Having tiled floor, partly tiled walls, wall mounted radiator / heated towel rail, low level W.C., with push button cistern, pedestal wash basin with mixer tap, stylish panelled bath with mixer tap, uPVC double glazed window with obscure glass, recessed down lighters and extractor fan.

OUTSIDE

The property is approached over a blocked paved driveway providing ample off road parking and access to an ATTACHED DOUBLE GARAGE 17'3" (5.2m) x 17'3" (5.2m) with remote up and over door, power and light. The front garden has been landscaped and incorporates areas of shaped lawn, paving and extensively stocked flower beds/borders. The rear garden incorporates an area of lawn, paving, established hawthorn hedging and feature rockery. As with many rooms in the house, the rear garden enjoys dramatic panoramic far reaching views over the adjoining countryside and out over the Dee Estuary.

SERVICES

Mains electricity, water and drainage are believed available or connected to the property with heating by way of Liquid Propane Gas. The owner advises that the property benefits from up to 320mg fibre to the premises. All services and appliances are not tested by the selling agent.

DIRECTIONS

From the Prestatyn Office, proceed right onto Meliden Road, across the top of the High Street onto Gronant Road, bear right by the duck pond onto Upper Gronant Road and proceed to the village of Upper Gronant. At the junction, continue over onto Llanasa Road and continue up the hill to the crossroads. Turn right for Llanasa and proceed through the village, past the church and at the crossroads bear left towards Trelogan. On entering the village, proceed to the crossroads turn right and continue up the hill, passing the converted chapel on the right hand side, then take the left hand turning, where the property can be seen straight ahead.

TENURE Freehold

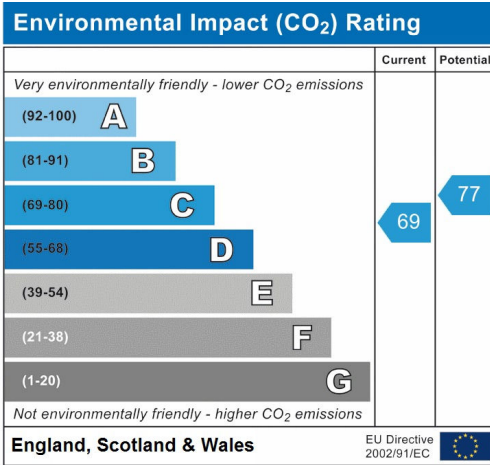
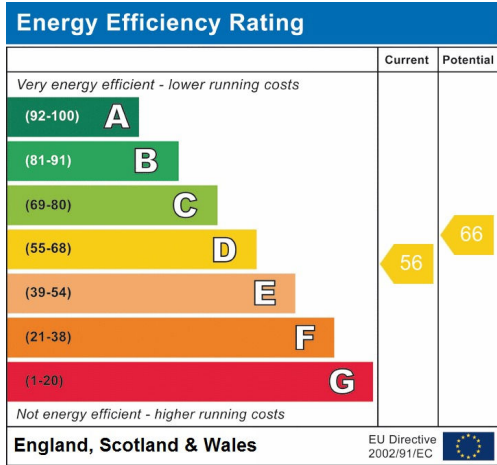
COUNCIL TAX BAND G

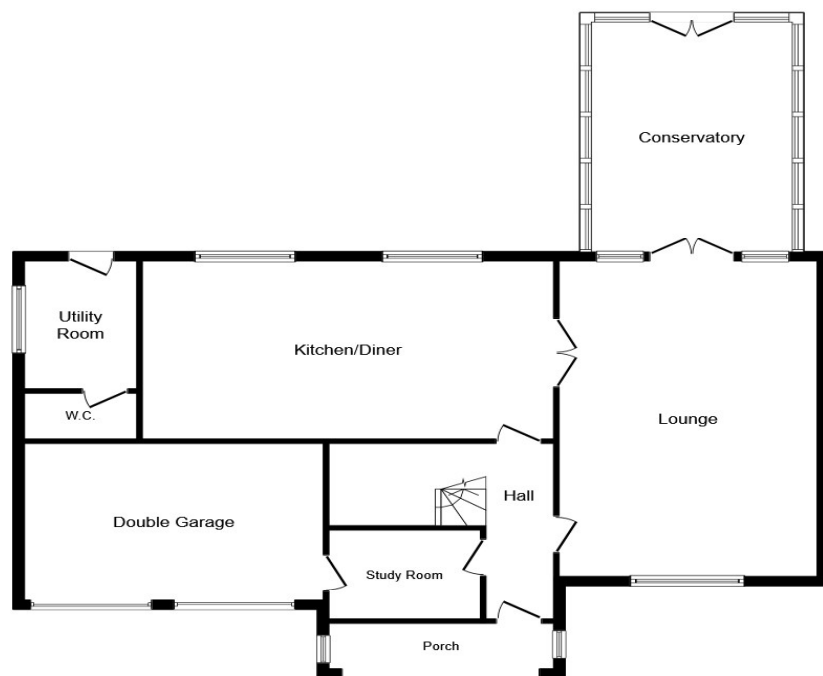
VIEWINGS

Strictly by appointment with the Agents, Peter Large Estate Agents, Prestatyn Office, 19 Meliden Road, Prestatyn, LL19 9SD. Telephone 01745 888100. Fax 01745 853589. Email prestatyn@peterlarge.com

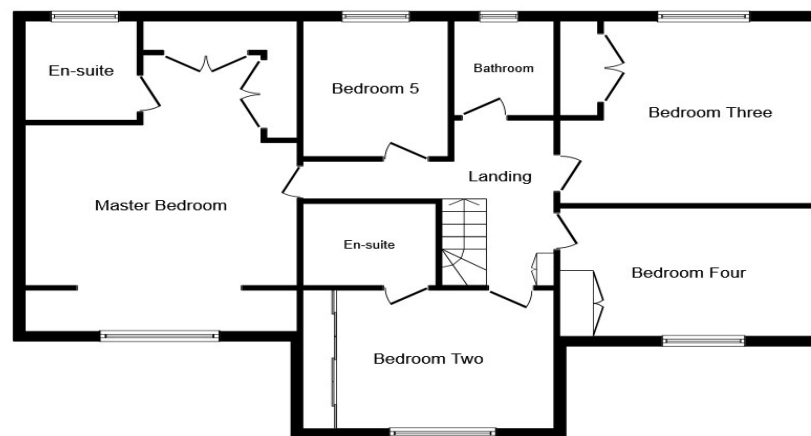
OPENING HOURS

Mon-Fri 9.15am - 5.30pm
Sat 9.15am - 4.30pm
Sun 10:00am - 2:00pm





Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



