



Epworth Villa | Gwespyr | Flintshire | CH8 9LH

£169,950

This cottage offers a wealth of character with two reception rooms, fitted kitchen, two double bedrooms and bathroom. Having central heating, double glazing, off road parking for two vehicles and a sun terrace to the rear to enjoy the superb views of the coast.

- VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING FOR TWO VEHICLES
- SUN TERRACE TO THE REAR

Double glazed Entrance Door into **DINING HALL**
 16' 11" x 8' 7" (5.18m x 2.64m) With storage cupboard with hanging space, double panelled radiator, laminated floor, power points, mock beamed ceiling, double glazed windows overlooking the front and side elevations. Steps lead down to:-

KITCHEN

10' 7" x 8' 5" (3.24m x 2.59m) With a range of white fronted units comprising wall cupboards with work top surface and base units beneath, integrated fridge freezer and washing machine with matching front décor panel, four ring gas hob with electric oven, single drainer sink unit, part tiled walls, power points, wall mounted boiler supplying the radiators and domestic hot water, vertical radiator, stone flagged floor, double glazed sliding patio doors giving access to the rear terrace enjoying fantastic coastal views.

Steps from the Dining Hall lead down to **LOUNGE**

19' 6" x 13' 8" (5.96m x 4.17 m) With mock beamed ceiling, free standing multi fuel burner on a raised hearth, two radiators, power points, under stairs storage cupboard, two windows to the front elevation and double glazed 'French' doors giving access to the rear terrace.

Stairs from the Lounge lead to the First Floor Accommodation and Landing:-

BATHROOM

6' 3" x 5' 10" (1.92m x 1.80m) With panelled bath having a shower over, low flush w.c, wash basin set into vanity unit, chrome heated towel rail and part tiled walls.

BEDROOM ONE

16' 0" x 8' 9" (4.89m x 2.68m) With power points, double panelled radiator and double glazed windows giving an aspect over the front and rear.

BEDROOM TWO

12' 3" x 9' 4" (3.75m x 2.85m) With power points, radiator, storage cupboard and a double glazed window giving an aspect over the front.

OUTSIDE

A gravelled driveway provides off road parking for two vehicles with an ornamental garden to the front. A timber gate to the side of the property gives access to the rear with a SUN TERRACE having artificial lawn enjoying panoramic coastal views over the Dee Estuary and towards the Wirral.

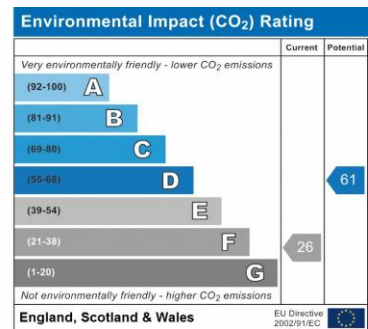
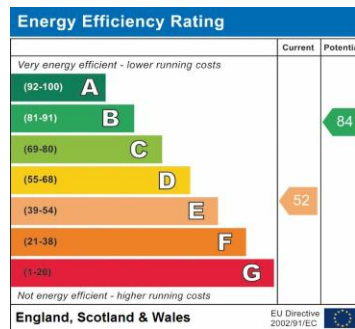
SERVICES

Mains electric, and drainage are believed available or connected to the property with water by way of a meter and

Liquid Propane Gas heating. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office turn right onto Meliden Road and continue over the top of the High Street at the traffic lights onto Gronant Road and proceed to the T-junction, turn right onto the A548 and proceed through Gronant and turn right sign posted for Gwespyr, continue up Gwespyr Hill where the property will be found on the left hand side by way of a 'For Sale' sign.



COUNCIL TAX BAND
 Tax band: D

TENURE
 Freehold

LOCAL AUTHORITY
 Flintshire County Council

DATE
 02/10/2020

Contact Details

19 Meliden Road, Prestatyn, Denbighshire, LL19 9SD

www.peterlarge.com

01745 888100

prestatyn@peterlarge.com

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.