



| | Llanasa | CH8 9LY

£280,000

This historic grade II listed cottage located in the beautiful village of Llanasa. Llanasa has won the best kept village award numerous times and boasts an historic parish church which dates back to Norman times. The resort town of Prestatyn is 3 miles away and the coast at Talacre beach is easily accessed.

- GRADE II LISTED LODGE
- DETACHED STONE BUILT COTTAGE
- THREE BEDROOMS
- IDYLIC VILLAGE LOCATION
- SECLUDED GARDENS

KITCHEN

13' 0" x 8' 10" (3.97m x 2.71m) With wall mounted cupboards, worktop surface, single drainer sink unit with drawers and base units beneath, power points, part tiled walls, plumbing for dishwasher, radiator, window giving an aspect over the side of the property.

WALK-IN PANTRY

With plumbing for a washing machine.

LOUNGE

13' 10" x 17' 11" (4.24m x 5.48m) Having a wood burning stove in fire place with stone surround, power points, exposed beams, two radiators and a twin aspect over the front and side of the adjoining gardens.

SIDE ENTRANCE PORCH

5' 1" x 4' 1" (1.55m x 1.26m) With a radiator and access to the gardens.

WALK-IN BOILER ROOM/CELLAR

15' 4" x 5' 2" (4.68m x 1.60m) Having a free standing boiler supplying the radiators and domestic hot water.

LANDING

15' 5" x 5' 8" (4.71m x 1.74m) With airing cupboard, power points, radiator and window with an outlook over the side of the property.

BEDROOM ONE

11' 6" x 10' 10" (3.51m x 3.32m) With a sash window giving an aspect over the adjoining gardens, power points and radiator.

BEDROOM TWO

14' 6" x 7' 1" (4.43m x 2.16m) Having a radiator, power points and window giving an aspect over the gardens

BEDROOM THREE

9' 0" x 7' 10" (2.75m x 2.40m) With radiator, power points and a window giving an outlook over the gardens.

BATHROOM

6' 8" x 5' 5" (2.04m x 1.67m) Having a three piece suite comprising a panelled bath with shower over and privacy screen, pedestal wash hand basin and low flush w.c

OUTSIDE

Pedestrian path and inner gate to the main with lawned gardens to the front of the property and good size well stocked cottage garden with high hedges to the rear affording privacy and seclusion. Concealed oil storage tank. Former orchard with some fruit bearing trees with stone walled frontage to Llanasa road.

SERVICES

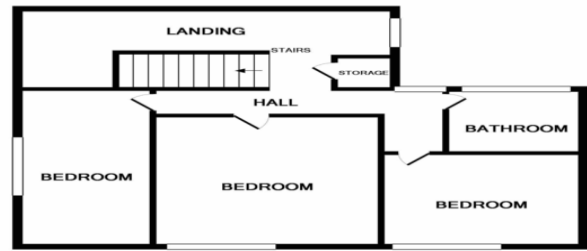
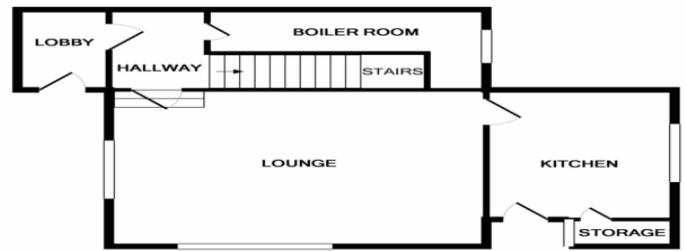
Mains electric, water and drainage are believed available or connected to the property with oil fired central heating. All services and appliances are not tested by the Selling Agent.

AGENTS NOTES

Henblas has a right of way over the front driveway.

DIRECTIONS

From the Prestatyn Office bear right onto Meliden Road and continue over the High Street onto Gronant Road. Turn right at the duck pond onto Upper Gronant Road and proceed through the village of Gronant to Llanasa. Turn right at the T junction heading into the village of Llanasa and the cottage can be found on the right hand side to the side of the Henblas mainhouse.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 52017.

92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	19 G

COUNCIL TAX BAND

Tax band: E

TENURE

Freehold

LOCAL AUTHORITY

Flintshire County Council

DATE

03/12/2020

Contact Details

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

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