

## The Rowans, Llanasa Road, Gronant LL19 9TL

£315,000

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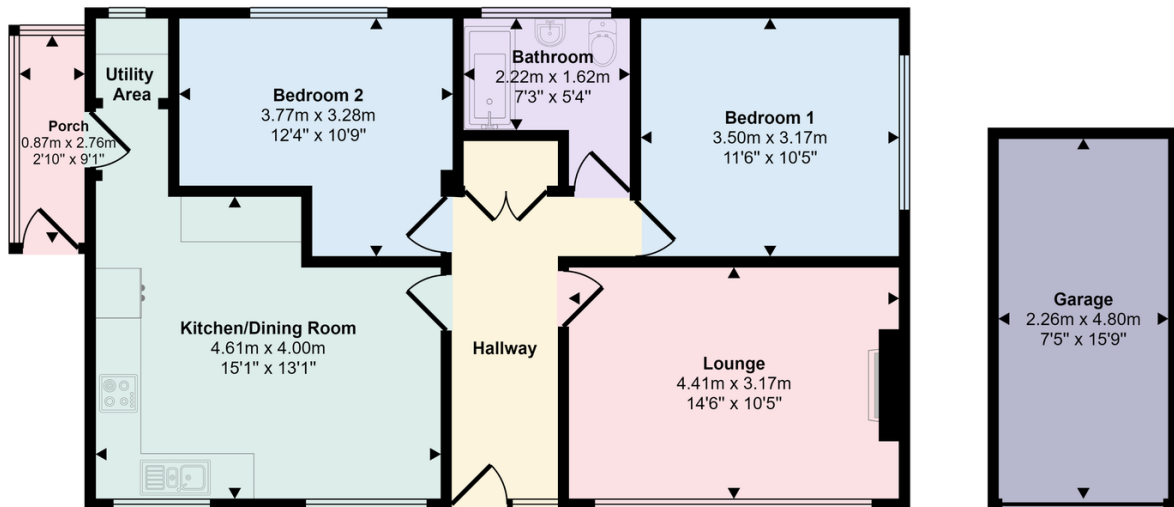
This well presented property occupies an elevated position and enjoys far reaching coastal views. Situated on the outer confines of the village of Gronant with the resort town of Prestatyn being within 3 miles. The accommodation offers a modern kitchen/diner, good sized lounge, two double bedrooms and a bathroom. Standing in attractive, established gardens with a driveway and garage.

Directions - Proceed along Gronant road and turn right by the duck pond and continue along Upper Gronant Road. On entering the village of Gronant take the right fork onto Llanasa Road the property will be seen on the right hand side by way of a 'For Sale' sign.

## Key Features

- ELEVATED VILLAGE LOCATION
- FANTASTIC VIEWS
- DETACHED BUNGALOW
- WELL KEPT ESTABLISHED GARDENS
- TASTEFULLY APPOINTED THROUGHOUT
- KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS
- DRIVEWAY & GARAGE
- FREEHOLD
- COUNCIL TAX BAND - E EPC - D

Approx Gross Internal Area  
84 sq m / 899 sq ft



Floorplan

Approx 73 sq m / 782 sq ft

Garage

Approx 11 sq m / 117 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.