



**81 Gronant Road, Prestatyn,
Denbighshire, LL19 9NA**

£445,000



EPC - null

Council Tax Band - G

Tenure - Freehold

Gronant Road, Prestatyn

4 Bedrooms - Bungalow - Detached

Video Tour Available! Williams Estates are delighted to advertise For Sale this rare opportunity to acquire a unique detached family home, situated in the sought after location of Upper Prestatyn. With outstanding wrap-around landscaped gardens and lovely views of the coastline and beyond, this property is a must see! Having original features throughout, the property boasts four bedrooms, two reception rooms, conservatory, kitchen with pantry, utility room, bathroom and two separate WCs. With additional benefits including uPVC double glazing and gas fired central heating. Available with Vacant Possession and No Onward Chain. We would highly encourage internal viewing to fully appreciate what this property has to offer. EPC D 62.



Accommodation

Via a uPVC double glazed door with panelling adjacent, leading into ;

Entrance Vestibule

With floor to ceiling uPVC double glazed windows leading into the ;

Reception Hallway

Comprising lighting, power points, radiator, coved ceilings, panelled walls, meter cupboard, parquet flooring and a uPVC double glazed window to the front elevation.

Lounge

18'1" x 15'10"

Having lighting, radiator, power points, feature beam ceilings, picture rail, parquet flooring, characteristic fireplace with periodic surround and hearth and a uPVC double glazed window to the side elevation.

Dining Room

11'10" x 11'9"

Having continued wood flooring, power points, radiator, a feature stain glass decorative window, Dado rail, coved ceilings and an archway opening into the ;

Conservatory

15'4" x 12'0"

A lovely, bright and airy space, having two radiators, power points, slate tiled floor, uPVC double glazing surrounding, apex roofing and French patio doors providing access into the rear garden.

Kitchen

12'2" x 8'3"

Fitted with a range of wall, drawer and base units with complementary worktops over, stainless steel single drainer sink with mixer tap over, plumbing for a dishwasher, void for free standing oven, partially tiled walls, power points, tiled floor and a uPVC double glazed window to the rear elevation.

Pantry

Having tiled flooring, wall mounted gas central heating combination boiler, worktop surface and a uPVC double glazed window looking out to the side of the property.

Rear Porch

Having partially tiled walls, tiled flooring and a timber glazed door leading to the side of the property.

Utility Room

10'3" x 6'10"

Having lighting, power points, tiled flooring, plumbing for a washing machine, void for tumble dryer and a free standing fridge/freezer.



Ground Floor Bedroom One

16'9" x 12'4"

Having lighting, power points, radiator, coved ceilings, picture rail and a uPVC double glazed window to the rear elevation.

Ground Floor Bedroom Two/ Sitting Room

16'11" x 12'5"

Comprising a feature periodic fireplace with a cast iron insert and timber surround with a tiled hearth, parquet flooring, power points, radiator, Dado rail, coved ceilings, radiator, a small double glazed window to the side and a uPVC double glazed window overlooking the front garden.

Ground Floor WC

Fitted with a low flush WC, pedestal hand wash basin, partially tiled walls, tiled floors, radiator and a uPVC double glazed obscure window to the side of the property.

Ground Floor Bathroom

8'8" x 8'3"

Fitted with a three piece suite, comprising panelled bath with telephonic shower head over, vanity hand wash basin with mixer tap over, walk-in shower enclosure with wall mounted shower over, partially tiled walls, tiled floors and an obscure glazed window to the side elevation.

First Floor Landing

With a uPVC double glazed window benefitting partial views of the hillside and coastline, two 'into-the-eaves' storage cupboards and a loft access hatch.

First Floor Cloakroom

5'4" x 2'10"

Comprising lighting, low flush WC and a pedestal hand wash basin with tiled splash backs.

Bedroom Three

13'2" x 11'11"

Having a radiator, lighting, power points, storage into the eaves and a uPVC double glazed window overlooking the front garden.

Bedroom Four

12'5" x 8'3"

With lighting, power points, radiator and a uPVC double glazed window looking out to the side of the property.

Outside

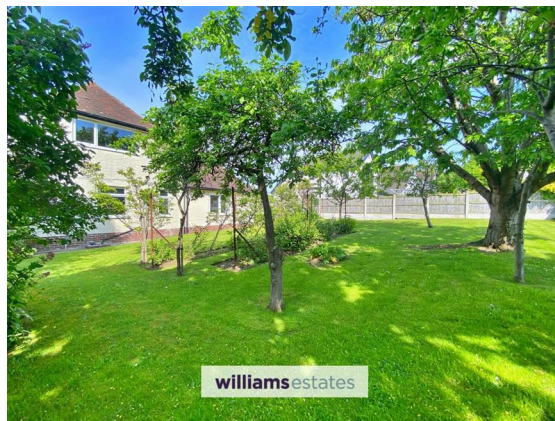
Due to being situated on a prestigious larger than average corner plot, the property can be approached via Gronant Road or Nant Drive.

Accessed via wrought iron gates to either entrance, the outside for this property is unique and one of a kind. Having a superb driveway providing ample off-street parking for multiple vehicles/motor home with hard-standing space, leading up to the accommodation and detached garage.

Benefitting from landscaped wrap around gardens with ample mature tree's, shrubs, bushes and plants, with the gardens being mainly laid to lawn. There is a paved area to the rear housing a greenhouse, with a side garden / vegetable patch. Bound by well stocked beautiful hedging to the front and stone walling, offering a fantastic private aspect, enjoying the sun throughout the day and ideal for alfresco dining.

Directions

From our Prestatyn Office proceed right onto Gronant Road and continue along following the road as it bears right, you will find this property on your left hand side.





Ground Floor

Floor area 171.0 sq.m. (1,840 sq.ft.) approx



First Floor

Floor area 45.7 sq.m. (492 sq.ft.) approx

Total floor area 216.7 sq.m. (2,332 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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	

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