



**117 Grosvenor Road, Prestatyn,
Denbighshire, LL19 7TR**

£190,000

 2  1  1  D

EPC - D68

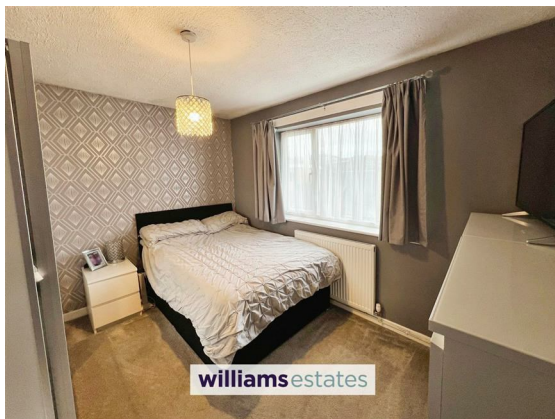
Council Tax Band - C

Tenure - Freehold

Grosvenor Road, Prestatyn

2 Bedrooms - Bungalow - Detached

Being fully renovated throughout, this two bedroom detached bungalow is a must view! Situated within walking distance to the bus and train stations, local amenities and within the sea promenade, the location is exceptional. Internally comprising of an entrance hallway, living room, kitchen, two bedrooms and bathroom. EPC Rating D 68.



Accommodation

Via a decorative obscure glazed door which decorative obscure glazed panelling adjacent which leads into the entrance hallway.

Entrance Hallway

Having lighting, power points, radiator, electric meter cupboard, loft hatch access and doors off.

Living Room

14'8 x 12'0 (4.47m x 3.66m)

Having lighting, power points, radiator, TV aerial point and double glazed bay window overlooking the front elevation.

Kitchen

14'0 x 8'0 (4.27m x 2.44m)

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, built in oven and hob with extractor hood over, tiled splash back, void for free standing fridge freezer, tiled flooring, radiator, double glazed window to the side elevation and double glazed door allowing access to the rear garden.



Bedroom One

13'1 x 9'3 (3.99m x 2.82m)

Having lighting, power points, TV aerial point, radiator and double glazed window overlooking the rear elevation.

Bedroom Two

13'1 x 7'5 (3.99m x 2.26m)

Having lighting, power points, radiator and double glazed window overlooking the rear elevation.



Bathroom

7'3 x 6'5 (2.21m x 1.96m)

Fitted with a modern three piece suite comprising of panelled bath with shower over, wall mounted shower, hand wash basin, low flush WC, tiled walls, radiator and double glazed window to the side elevation.

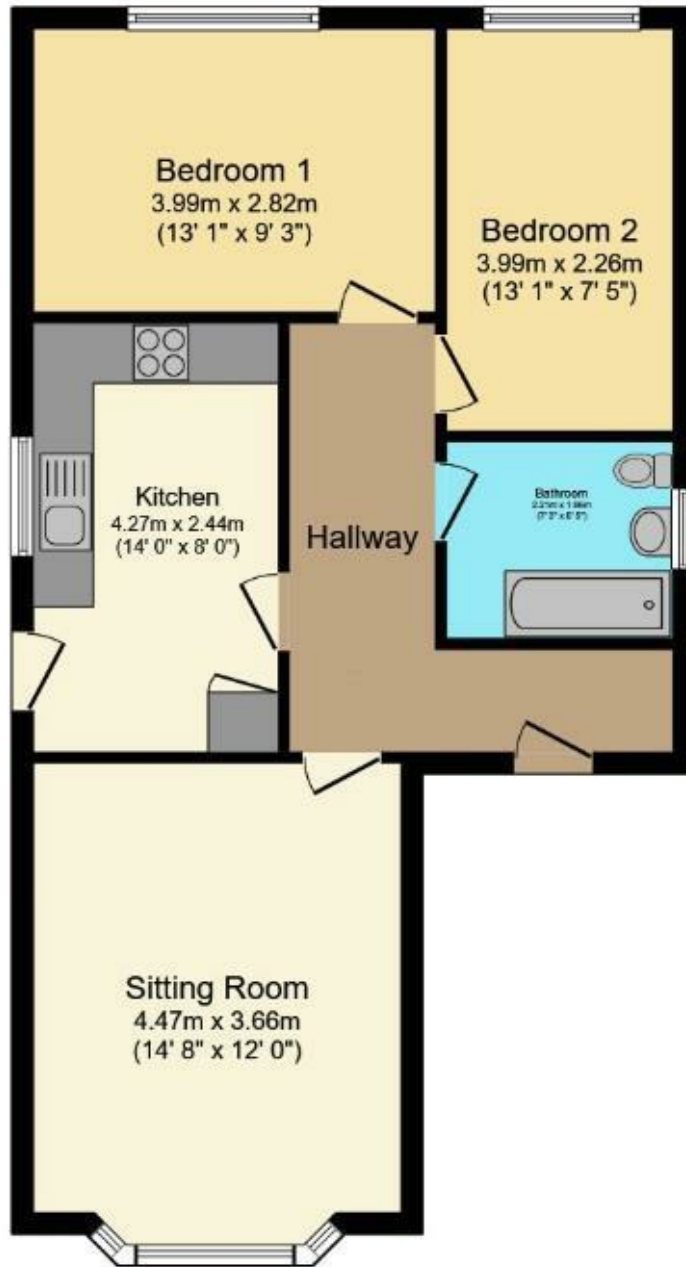
Outside

The property is approached via a concrete driveway providing ample off street parking. The front garden is mainly golden gravelled for ease and low maintenance. To the rear, the rear garden is bound by timber fencing and is mainly laid to lawn with a paved patio enjoying a sunny aspect and ideal for al fresco dining.

Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn and pass the bus station on the left, over the railway bridge to the traffic lights. At the lights proceed straight over onto Bastion Road and take the second left onto Grosvenor Road where the property can be found.





Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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	

Call us on
01745 888900

Prestatyn@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.