

# williams estates



**22 Grosvenor Road, Prestatyn,  
Denbighshire, LL19 7NW**

**£245,000**

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**EPC - F36    Council Tax Band - E    Tenure - Freehold**

# Grosvenor Road, Prestatyn

## 4 Bedrooms - House - Semi-Detached

The perfect opportunity to acquire a spacious family home. Having room for cosmetic improvement throughout, offering four good sized bedrooms, two reception rooms, modern kitchen and downstairs wet-room. Being close to all local amenities and walking distance to the beautiful seaside promenade. Internal viewing is highly recommended to fully appreciate!



### Accommodation

via a timber framed obscure glazed door and panelling adjacent, leading into the;

### Entrance Hall

Being of a good size, having lighting, power points, radiator, telephone point, under the stairs storage cupboard, stairs to the first floor landing and doors off.

### Living Room

14'4 x 12'10

Having lighting, power points, radiator, T.V. aerial point, electric fireplace with surround and hearth and a uPVC double glazed window onto the front elevation.

### Dining Room

11'11 x 15'5

Having lighting, radiator, power points and a uPVC double glazed box bay window onto the rear elevation.

### Kitchen

16'11 x 8'2

Comprising wall, drawer and base units with worktops over, void for freestanding cooker with extractor hood above, void for an American style fridge/freezer, single drainer sink with mixer tap over, lighting, power points, radiator, uPVC double glazed window onto the rear elevation and an open archway into the;

### Utility Room

5'10 x 4'9

Having lighting, power points, void and plumbing for washing machine and tumble dryer, uPVC double glazed window onto the rear elevation, door giving access to the rear garden and a door leading into the downstairs wetroom.

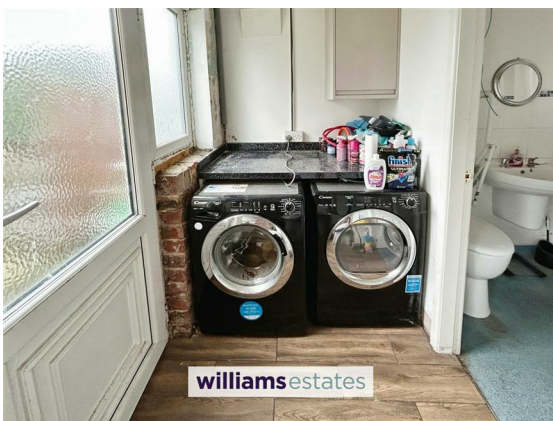
### Wetroom

6'9 x 6'4

Comprising low flush W.C., pedestal hand-wash basin with taps over, wall mounted electric shower, fully tiled walls, extractor fan, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.

### Stairs to the First Floor Landing

Having lighting, power points, storage cupboard, loft access hatch and doors off.



### Bedroom One

16'0 x 10'11

Having lighting, power points, radiator, in-built storage cupboard and a uPVC double glazed box bay window onto the rear elevation.

### Bedroom Two

14'6 x 11'10

Having lighting, power points, radiator, T.V. aerial point and a uPVC double glazed bay window onto the front elevation.

### Bedroom Three

9'6 x 8'3

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

### Bedroom Four

8'6 x 9'5

Having lighting, power points, radiator, T.V. aerial point and a uPVC double glazed window onto the front elevation.

### W.C.

2'7 x 5'7

Having lighting, plumbing for a W.C. and a single glazed window onto the side elevation.

### Bathroom

5'3 x 5'6

Having plumbing for a sink, plumbing for a bath /shower, lighting and a single glazed window onto the side elevation.

### Garage

15'11 x 8'09

Accessed via electric roller up and over door, wall-mounted boiler, power points and lighting.

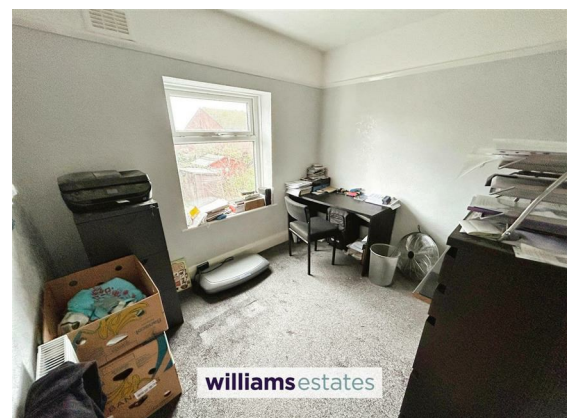
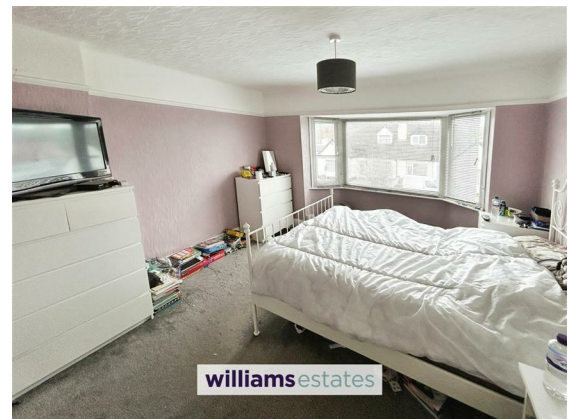
### Outside

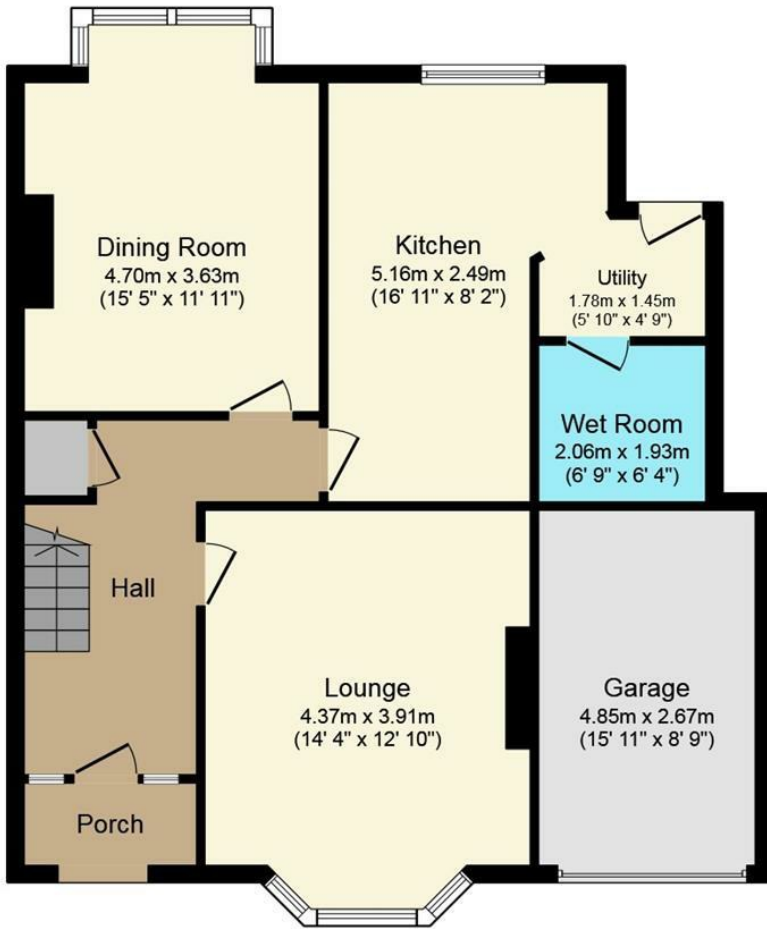
The property is approached via a driveway providing space for off-road parking, leading up to the garage and accommodation, with a paved area to the front bound by mature hedging, offering a private aspect.

To the rear, the garden is of a very good size, mainly laid to lawn and enclosed by timber fencing housing a variety of mature trees and bushes.

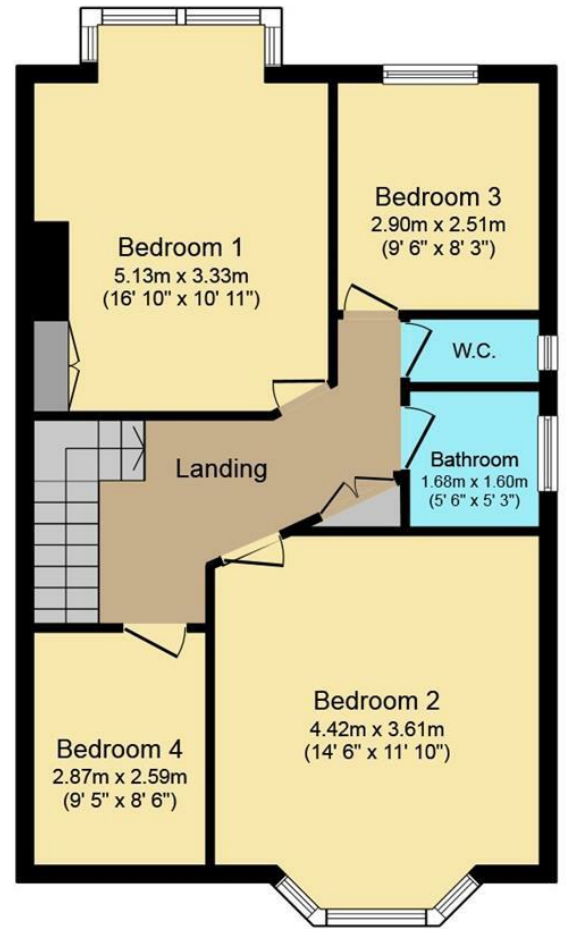
### Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and continue along passing the bus station on the left. Proceed over the railway bridge to the traffic lights. Proceed across onto Bastion Road and take the second left onto Grosvenor Road. No 22 can be seen by way of the For Sale sign on the right hand side.





**Ground Floor**



**First Floor**

floor area 146.0 m<sup>2</sup> (1,572 sq.ft.) approx

n is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>36</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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.