



**8 Susan Grove, Prestatyn, Denbighshire,  
LL19 7PT**

**£180,000**

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**EPC - D57    Council Tax Band - C    Tenure - Freehold**

# Susan Grove, Prestatyn

## 2 Bedrooms - Bungalow

Introducing a Two Bedroomed Detached Bungalow situated just a short distance from the Sea Promenade in Prestatyn. The accommodation briefly comprises of a Kitchen, Living Room, Two Bedrooms and Bathroom. It benefits from uPVC double glazing throughout, gas central heating, and low maintenance gardens to the front and side. The property also offers a Detached Garage and ample off-road parking. Internal viewing is highly recommended to fully appreciate this coastal gem which has No Onward Chain and Vacant Possession!



### Accommodation

Via a uPVC double glazed door leading into the;

### Reception Hall

Having lighting, cupboard housing the consumer unit and boiler, and door off.

### Kitchen

9'0" x 7'11" (2.74m x 2.41m)

Having lighting, power points, radiator, four ring gas cooker, plumbing for washing machine, void for fridge/freezer, stainless steel single drainer sink with mixer tap over, wall and base units with worktops over, tiled splash backs, tiled floor, uPVC double glazed window to the side elevation and uPVC double glazed door leading to the side elevation.



### Living Room

15'3" x 11'7" (4.65m x 3.53m)

Having lighting, power points, double radiator, internet access point, T.V. aerial point, gas fire with surround and hearth and a uPVC double glazed window overlooking the front elevation.

### Inner Hallway

Having lighting, power points, loft access hatch, ceiling dehumidifier and doors off.

### Bathroom

7'00" x 6'3" (2.13m x 1.91m)

Having lighting, radiator, panelled bath with stainless steel taps over and electric shower over, pedestal wash basin with stainless steel taps, low flush W.C., tiling to half level, and a uPVC double glazed window to the side.

### Bedroom One

13'5" x 10'00" (4.09m x 3.05m)

Having lighting, power points, radiator, built-in double sliding wardrobes, T.V. aerial, and a double glazed uPVC window to the rear.



## Bedroom Two

8'5" x 8'11" (2.57m x 2.72m)

Having lighting, radiator, power points, internet access point, garage isolation switch and uPVC double glazed window to the rear.

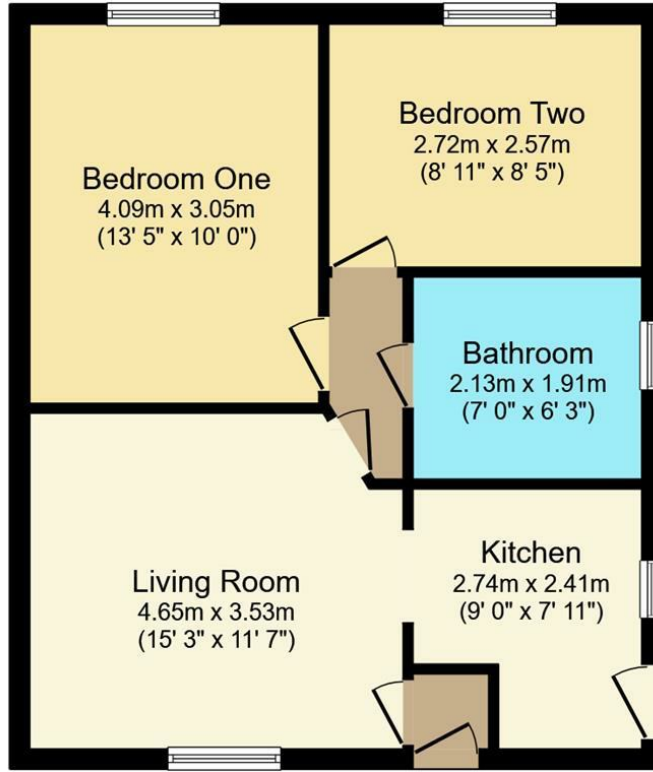
## Outside

To the front and side of the property, the gardens are laid with stone chippings for ease of maintenance. A driveway provides ample off street parking and there is a Detached Garage with an up-and-over door, lighting and power. To the rear of the property, the garden is mainly laid to lawn with concrete paving for ease of maintenance and is bound by timber fencing. There is also wooden storage to the rear.

## Directions

Proceed from our Prestatyn Office to the mini roundabout opposite Aldi and continue down the hill, over the railway bridge to the crossroads at Bastion Road/Victoria Road. Turn left and continue along Victoria Road (the coast road) as far as the traffic lights at the Ffrith. Take a left here onto Ceg Y Ffordd and take the first left into Seabank Drive. Continue towards the end and Susan Grove can be seen on the left hand side.





### Floor Plan

Floor area 49.3 sq.m. (530 sq.ft.)

TOTAL: 49.3 sq.m. (530 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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