



**73 Gronant Road, Prestatyn,
Denbighshire, LL19 9LU**

£250,000

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EPC - E49

Council Tax Band - D

Tenure - Freehold

Gronant Road, Prestatyn

3 Bedrooms - House - Semi-Detached

A well presented traditional semi detached house situation in a popular residential area of Prestatyn and within walking distance to all local amenities and seaside promenade. The accommodation briefly comprises two reception rooms, conservatory, kitchen & utility room and ground floor WC. To the upper floors three bedrooms, bathroom and a loft room. Outside providing parking to the front and enclosed rear garden with garage and good sized garden room/office. The property benefits from having gas fired central heating and double glazing. Available with no onward chain. EPC rating E49.



Accommodation

Via a composite door leading into the entrance hallway.

Entrance Hallway

Having radiator, feature stained glass window to the side elevation, wooden flooring, stairs off to the first floor landing, under stairs storage cupboard and doors off.

Ground Floor Cloakroom

Fitted with a low flush WC.

Dining Room

13'1 x 10'11 (3.99m x 3.33m)

Having radiator, power points, tiled fireplace, double glazed bay window overlooking the front elevation and double doors leading into the living room.

Lounge

16'6 x 10'10 (5.03m x 3.30m)

Having coved ceiling, radiator, power points and double glazed patio doors allowing access into the conservatory.

Conservatory

10'7 x 8'1 (3.23m x 2.46m)

Having radiator, power points, double glazed windows surrounding and double glazed door allowing access onto the rear garden.

Kitchen

9'2 x 8'5 (2.79m x 2.57m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, part tiled walls, built in oven and hob with extractor hood over, power points, radiator, double glazed window overlooking the side elevation and door leading into the utility room.

Utility Room

Having tiled flooring, power points, wall mounted central heating boiler, plumbing for washing machine and double glazed door providing access to the rear garden.



Stairs Off To The First Floor Landing

Having double glazed window to the side elevation, built in airing cupboard housing the hot water cylinder and shelving, doors off and stairs leading to the loft room.

Bedroom One

12'11 x 10'10 (3.94m x 3.30m)

Having radiator, power points, built in wardrobes and double glazed window overlooking the rear elevation.

Bedroom Two

10'10 x 10'7 (3.30m x 3.23m)

Having radiator, power points, built in wardrobes and double glazed windows overlooking the front elevation.

Bedroom Three

7'6 x 7'4 (2.29m x 2.24m)

Having radiator, power points, built in wardrobes and double glazed windows overlooking the front elevation.

Bathroom

9'3 x 6'10 (2.82m x 2.08m)

Fitted with a white four piece suite comprising panelled bath, low flush WC, pedestal hand wash basin, shower cubicle with wall mounted shower, tiled walls, radiator and two obscure double glazed windows.

Staircase From Landing Leading to Loft Room

Loft Room

12'6 x 11'4 (3.81m x 3.45m)

Having power points, storage cupboards into the eaves providing ample storage and velux window.

Outside

The property is approached via wrought iron gates allowing access onto the driveway providing off street parking. The garden to the front being landscaped for ease of maintenance. Timber double gates allows access to to the detached garage with double timber doors and a personal door allowing access to the rear garden. The rear garden being paved for ease of maintenance and is bound by mature hedging.

Garden Room

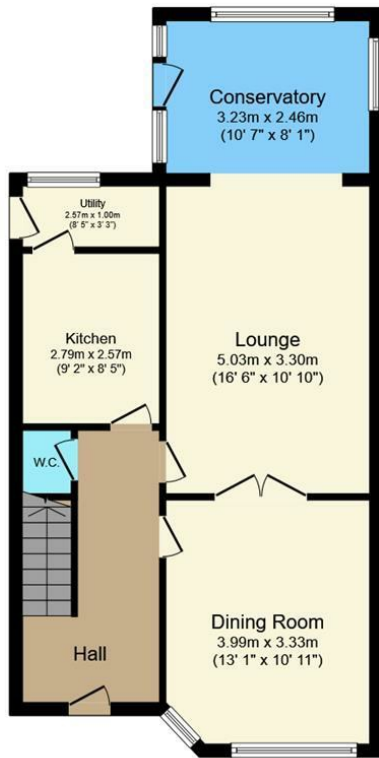
12'0" x 8'3" (3.67 x 2.52)

Having lighting and power, tiled flooring and feature stained glass window.

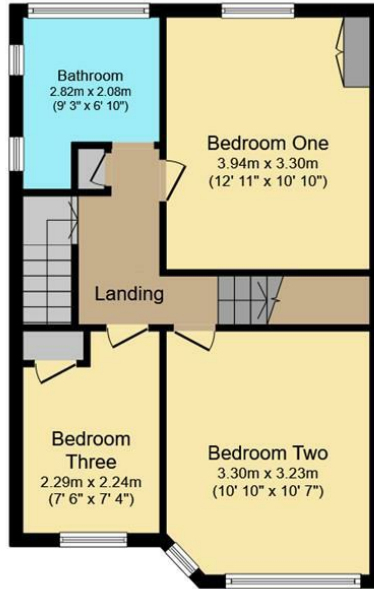
Directions

Proceed from the Prestatyn office onto Gronant Road. Continue along and the property can be found on the left hand side.

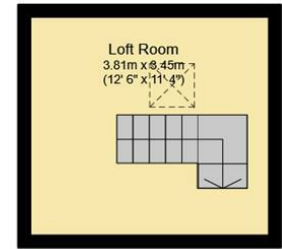




Ground Floor
Floor area 58.9 m² (634 sq.ft.)



First Floor
Floor area 49.9 m² (537 sq.ft.)



Second Floor
Floor area 13.8 m² (149 sq.ft.)

TOTAL: 122.6 m² (1,320 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) A		
(81-91) B		
(69-80) C		76
(55-68) D	49	
(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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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.