



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND
Tax band G

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE: 27th August 2020
Reviewed 19th March 2021

OFFICE
19 Meliden Road
Prestatyn
Denbighshire
LL19 9SD

T: 01745 888100
E: prestatyn@peterlarge.com
W: www.peterlarge.com



81 Gronant Road, Prestatyn, Denbighshire , LL19 9NA

£475,000

- SOUGHT AFTER LOCATON
- WEALTH OF CHARM
- SPACIOUS ACCOMMODATION
- FOUR BEDROOMS



DESCRIPTION

Situated in a sought after location in Upper Prestatyn and is within walking distance of the town centre is this exceptional detached dormer bungalow which offers spacious accommodation and a wealth of charm and character. Having four bedrooms, two of which are on the ground floor with a bathroom, separate w.c., utility, kitchen, lounge, dining room and conservatory. It stands on a large corner plot with impressive mature gardens with a variety of plants and shrubs, ample parking and a Garage.

uPVC double glazed door with side panels into:-

ENTRANCE VESTIBULE

19' 9" x 4' 5" (6.02m x 1.37m) With floor to ceiling uPVC double glazed windows having an aspect over the garden, power points, wall lights, glazed door which gives direct access to the lounge and original timber door into: -

L-SHAPED SPACIOUS RECEPTION HALL

With wood block herringbone flooring, double panelled radiator, power points, coved ceiling, uPVC double glazed window to front elevation, picture rail and panelled walls.

LOUNGE

18' 1" x 15' 10" (5.52m x 4.84m) With Delph rack, double panelled radiator, power points, mock beamed ceiling, open feature brick fireplace and uPVC double glazed window to side elevation.

DINING ROOM

11' 10" x 11' 9" (3.61m x 3.59m) With a continuation of the wood block herringbone floor, uPVC stain glass window, picture rail, power points, double panelled radiator, coved ceiling and open arch into:-

SPACIOUS CONSERVATORY

15' 4" x 12' 0" (4.69m x 3.66m) With slate tiled floor, two radiators, power points, uPVC double glazed windows and



French doors providing outlook and access to the adjoining gardens.

KITCHEN

12' 2" x 8' 3" (3.73m x 2.52m) Having a range of base cupboards and drawers with worktop surface over, matching wall mounted units, two glass fronted china display cabinets with open shelving to side, circular stainless steel sink with mixer tap over, plumbing for dishwasher, space for cooker, part tiled walls, power points, uPVC double glazed window overlooking the rear driveway, quarry tiled floor and high level meter cupboard.

PANTRY

With continuation of the quarry tiled floor, wall mounted 'Valliant' gas fired boiler serving the domestic hot water and heating system, worktop surface, open shelving, uPVC double glazed window overlooking the side.

REAR VESTIBULE

With continuation of the quarry tiled floor, part tiled walls and timber and glazed door giving access to the parking area.

Double doors off the Reception Hall into:-

UTILITY ROOM

10' 3" x 6' 10" (3.14m x 2.10m) With obscure glazed window, power points, quarry tiled floor, plumbing for automatic washing machine, space for tumble dryer and fridge/freezer.

GROUND FLOOR BEDROOM ONE

16' 9" x 12' 4" (5.13m x 3.78m) With the wood block herringbone floor, picture rail, power points, radiator, coved ceiling and uPVC double glazed window to the rear.

GROUND FLOOR BEDROOM TWO/SECOND SITTING ROOM

16' 11" x 12' 5" (5.18m x 3.79m) With feature coal effect living flame gas fire with a cast iron decorative insert and timber surround with tiled hearth, wood block flooring, power points, picture rail, coved ceiling, double panelled radiator, uPVC double glazed window overlooking the front garden and further smaller window to side elevation.

GROUND FLOOR WC

8' 9" x 3' 9" (2.67m x 1.15m) Having a low flush w.c., pedestal wash hand basin, part tiled walls, tiled floor, radiator and obscure glazed window.

GROUND FLOOR BATHROOM

8' 8" x 8' 3" (2.66m x 2.53(max)m) Having a three piece suite comprising tiled panelled bath with shower attachment over, walk-in tiled shower cubicle housing a 'Myra' shower, wash hand basin set into vanity unit with storage beneath, wall mounted medicine cabinet, radiator, part tiled walls, tiled floor and obscure glaze window.

Timber and glazed door from the Reception Hall gives access to a staircase which leads to the First Floor accommodation and:-

LANDING

With uPVC glazed window enjoying partial views of the Hillside and Prestatyn coastline, two good sized 'Eaves' storage cupboards and a loft access point.

CLOAKROOM

5' 4" x 2' 10" (1.64m x 0.88m) With low flush w.c and wall mounted wash hand basin with tiled splash back.

BEDROOM THREE

13' 2" x 11' 11" (4.03(min)m x 3.64m) With uPVC

double glazed window overlooking the front elevation, double panelled radiator, two built-in wardrobes to 'Eaves' with sliding mirror fronted doors and power points.

BEDROOM FOUR

12' 5" x 8' 3" (3.79m x 2.53m) With uPVC double glazed window to side elevation, radiator and power points.

OUTSIDE

The property is approached via double wrought iron gates onto a tarmacadam driveway providing ample off road parking for several vehicles and leads to a further paved area for additional parking leading to a DETACHED GARAGE with electric remote door. Having wrap around gardens which are matured and landscaped with a good-sized lawn with mature shrubs, plants and a variety of fruit bearing trees including plum, apple and pear. Bounded by timber fencing to part and a mature hedge providing privacy. Having an outside water tap and aluminium frame greenhouse. There is a pedestrian pathway which leads to the front of the property with a pergola having a variety of established climbing plants to include a Wisteria, a paved pathway leads to the rear.

SERVICES

Mains electric, gas, water and drainage are believed available or connected to the property. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office turn right and proceed over the top of the High Street onto Gronant Road proceed along passing the duck pond of your left hand side and the property can be seen opposite the duck pond on the corner.

