



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

£185,000

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EPC - C69

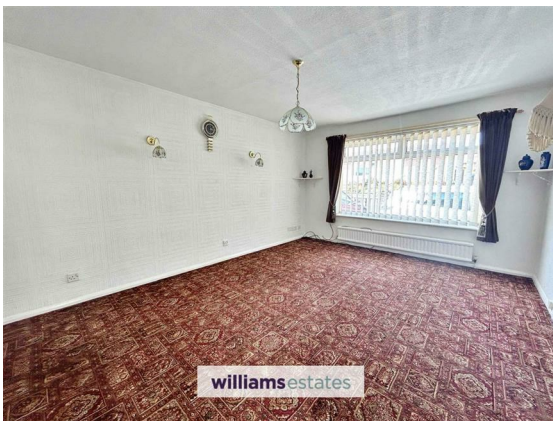
Council Tax Band - C

Tenure - Freehold

Grosvenor Road, Prestatyn

3 Bedrooms - Bungalow - Detached

Available For Sale is this Charming Three Bedroom Detached Bungalow. Being within easy access to the tranquil promenade and lively town centre this property gives you the best of both worlds. Due to its spacious accommodation the property is flexible to suit those looking to retire by the sea or looking to relocate as a family. Within just a short distance there are ample amenities including local shops, restaurants and schools. Being Available with No Onward Chain and Vacant Possession. EPC Rating C 69.



Accommodation

Via a uPVC double glazed sliding door, leading into the ;

Entrance Porch

Having a timber framed door leading into the ;

Hallway

Having lighting, power points, radiator, cupboard housing the electrical consumer unit and meters, storage cupboard housing the central heating boiler and doors into further accommodation.

Living Room

15'10" x 11'11" (4.83 x 3.63)

A great-sized living room, having lighting, power points, radiator, t.v aerial point and a large uPVC double glazed window to the front.

Bathroom

6'6" x 5'5" (1.98 x 1.65)

Comprising a panel bath with wall mounted shower over, pedestal hand wash basin, radiator, tiled walls, lighting and a uPVC double glazed obscure window to the side.

Separate WC

6'6" x 3'0" (1.98 x 0.91)

Comprising a low flush WC, tiled walls, lighting and a uPVC double glazed obscure window to the side.

Bedroom One

11'11" x 9'11" (3.63 x 3.02)

Having lighting, power points, radiator and a uPVC double glazed window to the rear garden.

Bedroom Two

11'11" x 9'11" (3.63 x 3.02)

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

Bedroom Three

11'0" x 9'11" (3.35 x 3.02)

Having lighting, power points, radiator and a uPVC double glazed window to the front.



Kitchen

9'6" x 8'6" (2.90 x 2.59)

Fitted with a range of wall, drawer and base units with worktops over, single drainer sink with mixer tap over, void and plumbing for washing machine, void for gas cooker with extractor hood above, partially tiled walls, radiator, lighting, a uPVC double glazed window to the side and a door providing access into a side porch.

Outside

The property is approached via wrought iron gates leading onto a concrete laid driveway with the entirety of the front being laid with concrete for ease of low maintenance.

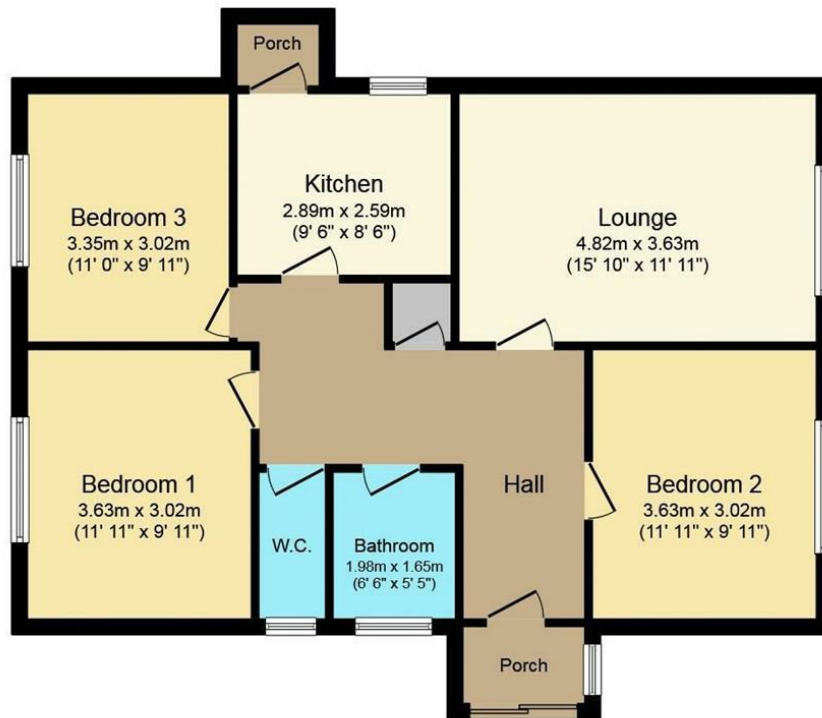
To the rear the property is paved for further ease of maintenance and is entirely bound by timber fencing for privacy.

Also having access to the detached garage.

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 and continue to the bottom where this property can be found on the left hand side.





Floor Plan

Floor area 78.2 sq.m. (842 sq.ft.) approx

Total floor area 78.2 sq.m. (842 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

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

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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.

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