



## **Emeral Moel View Road, Gronant, Gronant, Denbighshire, LL19 9SU**

**£185,000**

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**EPC - D64**

**Council Tax Band - C**

**Tenure - Freehold**

# Moel View Road, Gronant

## 2 Bedrooms - Bungalow - Detached

Attention Seaside Lovers! Situated in lower Gronant just a stones throw away from the Gronant sand dunes and short 5-minute drive from Prestatyn you will find Emeral. Being within walking distance from local amenities such as village shops, pubs and cafes this bungalow is ideally located. Benefitting from low-maintenance gardens, large kitchen/diner and off-parking this bungalow has the potential to be the ideal seaside home. EPC Rating: D 64.



### Accommodation

via a uPVC double glazed decorative door leading into;

### Entrance Hall

Having loft access hatch with pull down ladder, lighting, radiator and doors off;

### Kitchen/Diner

18'6" x 10'10" (5.64 x 3.30 (5.648 x 3.314))  
Having ample space for dining, radiator, lighting, power points, a uPVC double glazed window to the side elevation and two to the rear.

The kitchen comprises wall, drawer and base units with worktops over, single drainer sink with mixer tap over, integrated double electric oven with four-ring gas above and extractor hood over, void for washing machine, void for free-standing fridge freezer and a uPVC obscure glazed door providing access to the rear.

### Living Room

12'9" x 10'11" (3.89 x 3.33 (3.896 x 3.319))  
Having lighting, power points, radiators, t.v. aerial point and uPVC bay window to the front elevation with unspoilt views of the Gronant hillside.

### Bedroom One

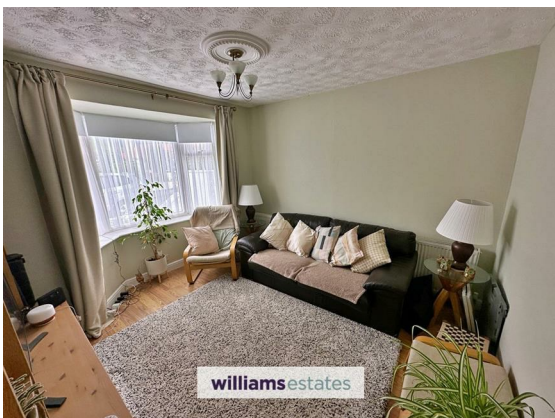
12'6" x 11'0" (3.81 x 3.35 (3.807 x 3.360))  
Having lighting, power points, radiators, void for fitted wardrobes and a uPVC double glazed bay window to the front elevation.

### Bedroom Two

11'4" x 10'10" (3.45 x 3.30 (3.445 x 3.306))  
Having lighting, power point, radiator and a uPVC double glazed window onto the rear elevation.

### Shower Room

6'9" x 6'1" (2.06 x 1.85 (2.058 x 1.859))  
Comprising low flush W.C., walk-in shower enclosure with wall-mounted shower head, heated towel rail, vanity hand wash basin with taps over, inset spotlighting and an obscured double glazed uPVC window to the rear elevation.



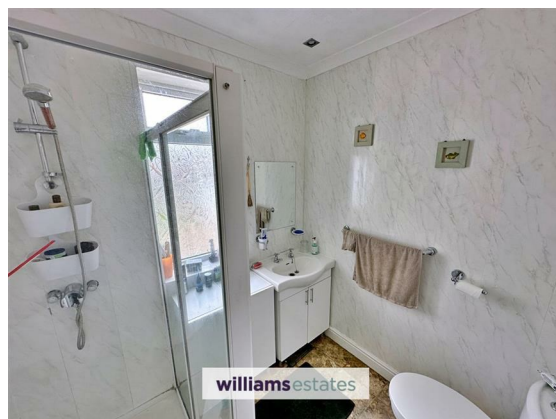
## Outside

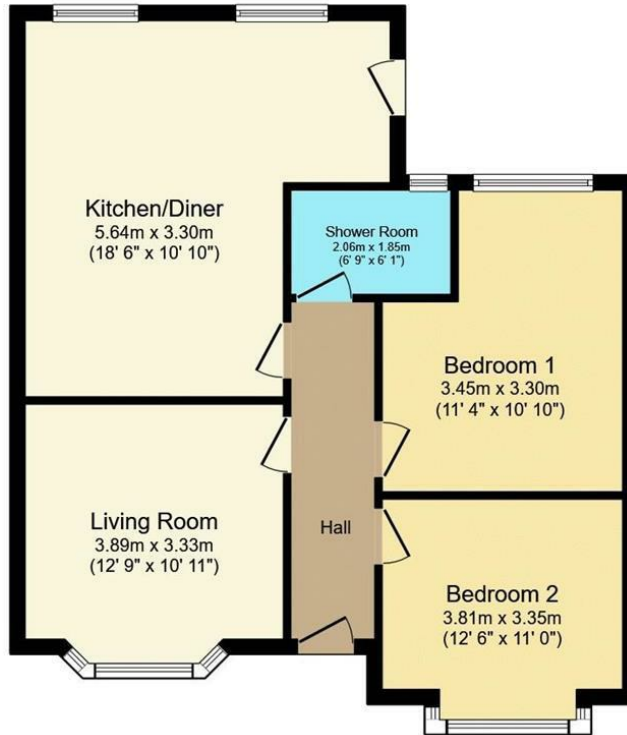
The property is approached via a driveway leading up to the accommodation providing space for off-road parking. The front garden is mainly laid to lawn and is enclosed by low-bearing brick wall.

To the rear the garden is paved for ease-of-low maintenance and enclosed by timber fencing. The garden houses a large garage ideal for storage. Enjoying a sunny aspect the garden is ideal for al-fresco dining.

## Directions

Proceed from Prestatyn office left onto Gronant Road. Pass the Tennis Courts on the right hand side and proceed along passing the Duck Pond to the T junction. Turn right onto the A548 and prior to the traffic lights turn left onto Shore Road. Take the first right turning onto Moel View Road where Emerald can be found on the left hand side.





### Floor Plan

Floor area 67.5 sq.m. (727 sq.ft.) approx

Total floor area 67.5 sq.m. (727 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</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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