



**Burn Brae Abbey Drive, Gronant,  
Prestatyn, Denbighshire, LL19 9TE**

**£265,000**

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**EPC - D60**

**Council Tax Band - C**

**Tenure - Freehold**

# Abbey Drive, Prestatyn

## 3 Bedrooms - Bungalow - Detached

Welcome to Abbey Drive, Gronant a charming village location offering a beautifully presented extended detached bungalow with stunning panoramic coastal views. This property boasts three bedrooms, perfect for a growing family or those in need of extra space. As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for creating lasting memories with your loved ones. The enclosed rear garden provides a peaceful retreat, complete with a timber cabin that can be transformed into a home office, studio, or simply a relaxing space to unwind. Located within easy reach of local amenities, this property offers the perfect blend of tranquillity and convenience. Whether you're looking to enjoy the coastal views or explore the village charm, this bungalow provides the ideal setting for a relaxed and comfortable lifestyle. Contact us today to arrange a viewing and experience the beauty of Abbey Drive for yourself.



### Accommodation

Via a double glazed door leading into the entrance hallway.

### Entrance Hallway

Having two radiators, power points, wooden flooring, loft hatch access, built in storage cupboard and doors off.

### Living Room

15'8 x 11'1 (4.78m x 3.38m)

Having coved ceiling, wooden flooring, ample power points, TV aerial point, radiator, ingle nook fireplace with timber over mantle housing a recently installed log burner, double glazed window overlooking the side elevation and double glazed window overlooking the front elevation enjoying the stunning views of the North Wales Coastline and beyond.



### Kitchen Diner

13'10 x 10' (4.22m x 3.05m )

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, built in oven and hob with extractor hood over, void for fridge freezer, void for dishwasher, wooden flooring, part tiled walls, modern wall mounted radiator, timber glazed window to the side elevation and double glazed sliding doors allowing access onto the decked patio enjoying views over the rear garden and up towards the hillside.

### Bathroom

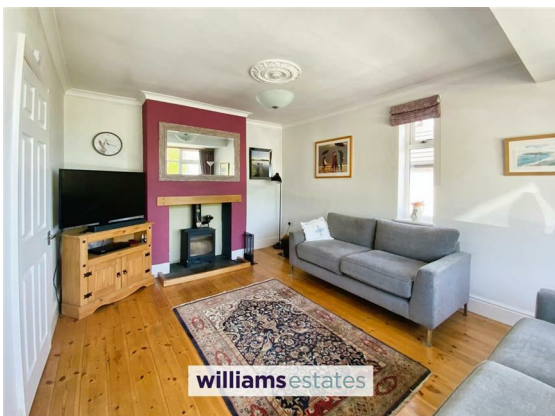
8'9 x 6'1 (2.67m x 1.85m )

Fitted with a white three piece suite comprising low flush WC, pedestal hand wash basin, panelled bath with shower over, tiled walls, heated towel rail, extractor fan and obscure double glazed window to the side elevation.

### Bedroom One

14'2 x 10'8 (4.32m x 3.25m )

Having coved ceiling, modern wall mounted radiator, ample power points, built in wardrobes with sliding doors and double glazed window overlooking the rear elevation enjoying views of the garden and hillside.



### Bedroom Two

10'8 x 10'8 (3.25m x 3.25m)

Having coved ceiling, radiator, ample power points and double glazed window overlooking the front elevation enjoying the stunning panoramic views of the North Wales Coastline.

### Bedroom Three

10'7 x 7'3 (3.23m x 2.21m )

Having coved ceiling, radiator, ample power points and double glazed window overlooking the side elevation.

### Utility Room

10'9 x 2'10 (3.28m x 0.86m)

Having power and lighting, plumbing for washing machine, tiled flooring, timber glazed door and double glazed windows to the side elevation.

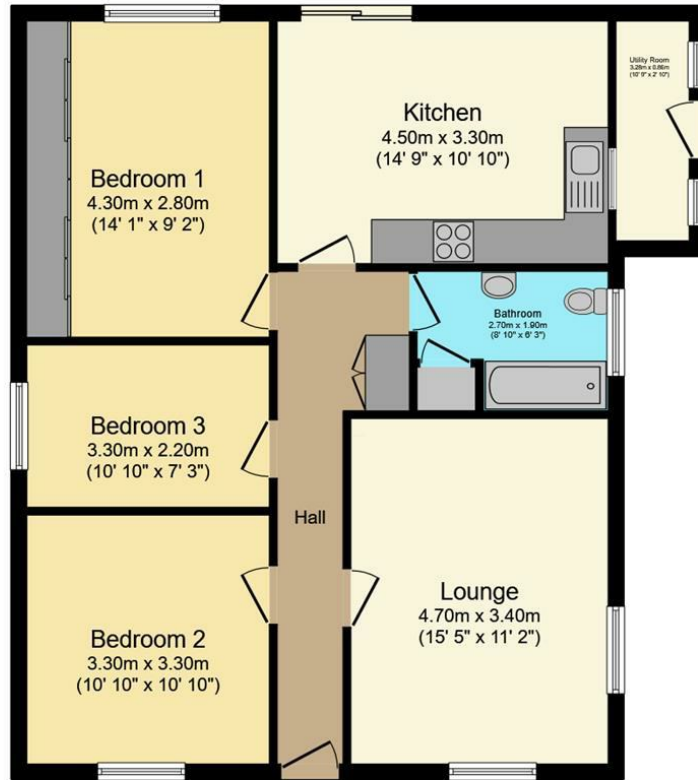
### Outside

The property is approached via a driveway providing off street parking. The front garden being decked with gravel for ease of maintenance. A timber gate allows access to the enclosed rear garden. The rear garden is a particular feature of the property being south facing so enjoying the sunny aspect having a good sized decked patio with views of the hillside, mainly laid to lawn with well stocked borders and fruit bearing apple tree. A timber built log cabin with power and lighting, two timber built stores and is bound by fencing.

### Directions

Proceed from the Prestatyn office turning right onto Gronant Road and continue along past the duck pond to the T junction. Turn right onto the Coast Road and continue along to the traffic lights turning right sign posted Upper Gronant and proceed up Gronant hill. Take the left turn signposted Llanasa onto Llanasa Road and continue along taking the left hand turn onto Abbey Drive where the property can be found on the right hand side by way of our for sale board.





### Floor Plan

Floor area 83.1 m<sup>2</sup> (894 sq.ft.)

TOTAL: 83.1 m<sup>2</sup> (894 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</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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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.