



**Gronant Lodge Gronant Road,  
Prestatyn, Denbighshire, LL19 9HW**

**£650,000**

 5  4  3  B

**EPC - B83**

**Council Tax Band - G Tenure - Freehold**



## SUMMARY

A rare opportunity to purchase an executive family home built over three floors in one of the most sought after locations that Upper Prestatyn has to offer. Benefitting from being close to local amenities, schools, local high street, bus routes and Prestatyn Retail Park. This perfect family home was individually designed and built to perfection by the well established reputable local developers, Pure Residential. Being bright and airy, the accommodation comprises of, five double bedrooms with three of the bedrooms having en-suites, open plan kitchen/diner, orangery, utility room, lounge, dining room, downstairs W.C., and family bathroom. Other benefits include uPVC double glazing, gas central heating, multiple off-road parking, integral garage and an easy to maintain private rear garden. Internal viewing is highly recommended to fully appreciate!





## Accommodation

Entrance via a modern composite door with double glazed panelling adjacent, leading into.

## Entrance Porch

A well sized porch, having space for shoe storage and a further modern obscure composite door, opening into the grand entrance hallway.

## Entrance Hallway

Hallway being a very good size, and giving access to the first floor. It comprises of, lighting, power points, radiator and doors off.

## Dining Room

9'6" x 12'4" (2.90 x 3.77)

With lighting, power points, radiator, telephone point, TV aerial point, UPVC double glazed windows to the side and front elevations enjoying views of the North Wales coastline.

## Lounge

16'6" x 16'2" (5.04 x 4.95)

With lighting, power points, radiator, integrated electric fireplace, with space for wall-mounted TV, inset spotlighting, uPVC double glazed bi-folding patio doors giving access onto the rear patio.

## Open Plan Kitchen/Diner

21'4" x 16'6" (6.51 x 5.03)

Comprising of wall, drawer and base units with worktops over, central island with space for breakfast bar dining, five ring induction Neff hob with extractor fan above, one and a half sink and drainer with stainless steel mixer tap over, lighting, power points, integrated appliances, such as: double oven, microwave, coffee machine, integrated fridge, freezer and wine cooler, in-built cupboard ideal for storage and utility room off and UPVC double glazed window onto the side elevation.

## Utility Room

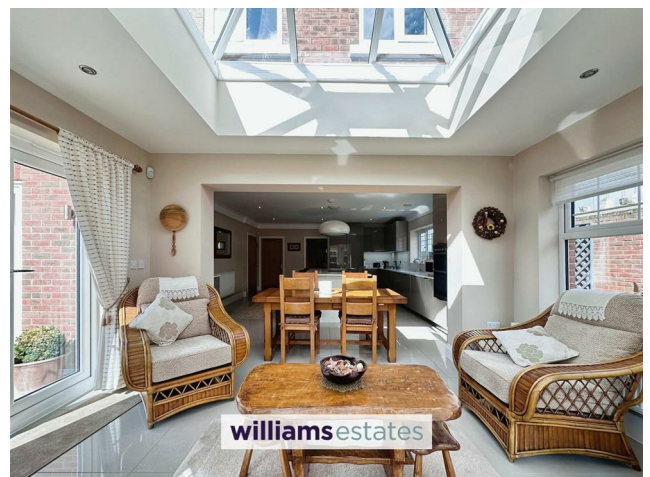
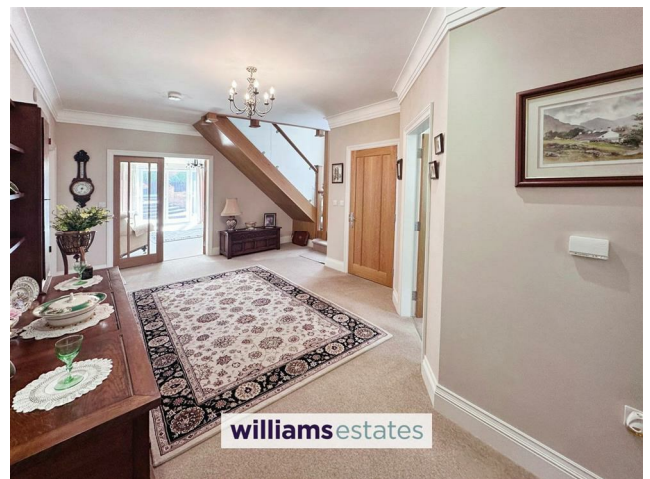
11'0" x 5'4" (3.36 x 1.65)

Comprising of wall and base units with worktop surfaces over, void for dryer, sink and drainer with stainless steel mixer tap over, extractor fan, lighting, radiator, power-points and modern composite door to the side elevation.

## Orangery

13'5" x 12'1" (4.11 x 3.69)

With lighting, power points, radiator, UPVC double glazed units surrounding, UPVC double glazed double patio doors giving access to the rear garden.







### Garage

18'2" x 17'9" (5.56 x 5.43 )

Electric up and over door to the front, electric meter, wall-mounted Worcester boiler and providing excellent space for storage.

### Stairs Off To First Floor Landing

With radiator, lighting, power points, storage cupboard housing the water tank, also being ideal for storage with stairs off to the second floor and doors off.

### Bedroom One

21'1" x 17'11" (6.44 x 5.48 )

With lighting, power points, radiator, fitted drawer units, walk-in wardrobe and uPVC windows to the front with an en-suite off.



### En-Suite

8'8" x 5'8" (2.66 x 1.75)

Fitted with bath with stainless steel mixer tap over, wall-mounted heated towel rail, vanity hand wash basin with stainless steel mixer tap over, walk-in shower enclosure with wall mounted shower head, low flush W.C., lighting, extractor fan, shaver point, and uPVC double glazed obscure window onto the side elevation.

### Bedroom Two

17'1" x 15'3" (5.23 x 4.66)

With lighting, power points, radiator, fitted drawer units, walk-in wardrobe and door leading to the en-suite.



### En-suite

7'4" x 4'5" (2.25 x 1.36)

Fitted with low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, wall-mounted heated towel rail, walk-in shower enclosure with wall mounted shower head, inset spotlighting, extractor fan and uPVC double glazed obscure window to the side elevation.

### Bedroom Three

16'7" x 16'5" (5.08 x 5.02)

With lighting, power points, radiator, fitted wardrobes and uPVC double glazed double windows to the rear, elevation enjoying views of the hillside.

### Bedroom Four

16'11" x 12'9" (5.18 x 3.91)

With lighting, power points, radiator and uPVC double glazed double windows to the front elevation.





### Bathroom

10'8" x 8'9" (3.26 x 2.68)

Fitted with walk-in shower enclosure with wall-mounted shower head, vanity hand wash basin with stainless steel mixer tap over, low flush W.C., bath with stainless steel mixer tap over and telephonic shower head, fully tiled floors and walls, in-set spotlighting, extractor fan, shaver point and uPVC double glazed obscure window to the side elevation.

### Second Floor Stairs/Landing

Turned staircase to the landing, with uPVC double glazed window to the side, lighting and doors off.

### Second Floor Bedroom

24'11" x 33'11" (7.60 x 10.34)

With lighting, power points, radiators, uPVC double glazed windows to the side and front elevations enjoying views of the North Wales coastline. Ideal space for office and bedroom/living rooms, loft access hatch and a door off to the en-suite.

### En-Suite

9'6" x 8'0" (2.90 x 2.46)

Fitted with walk in shower enclosure with wall mounted shower head, low flush W.C., vanity hand-wash basin with stainless steel mixer taps over, wall mounted heated towel rail, partially tiled walls, fully tiled flooring, inset spotlighting, extractor fan and Velux window to the rear.

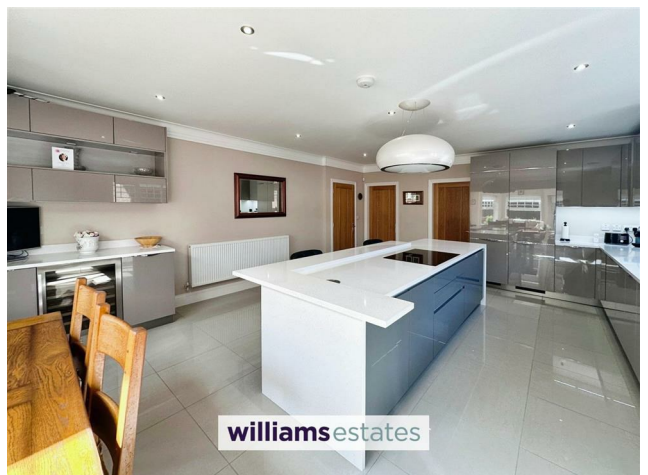
### Outside

The property is approached via a sweeping tarmac driveway bound by beautiful stone walling with lawned areas and established trees allowing access into garage.

To the rear of the property is a beautiful tiered garden laid to lawn with feature attractive patio area ideal for alfresco dining during the summer seasons. The rear is bound by timber fencing and has a private and sunny outlook.

### Directions

Proceed from the Prestatyn Office onto Gronant Road and continue along to the duck pond taking the next right onto Gronant Road and the property can be found on the right hand side.







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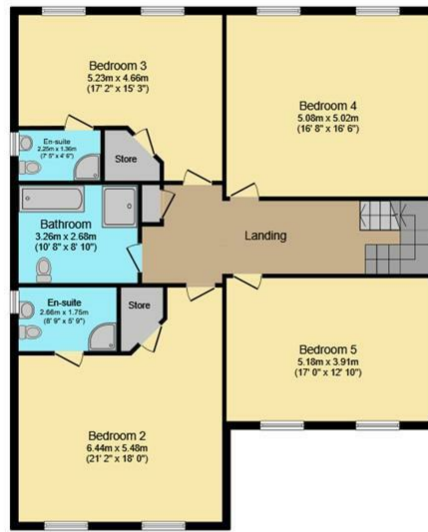






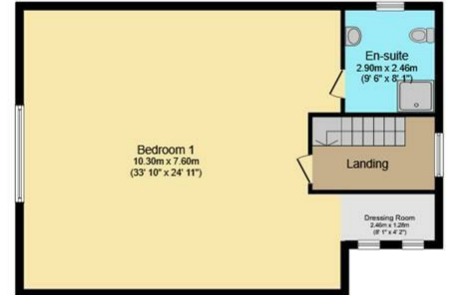
**Ground Floor**

Floor area 171.6 m<sup>2</sup> (1,847 sq.ft.)



**First Floor**

Floor area 139.0 m<sup>2</sup> (1,497 sq.ft.)



**Second Floor**

Floor area 81.7 m<sup>2</sup> (880 sq.ft.)

**TOTAL: 392.4 m<sup>2</sup> (4,224 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.co](http://www.Propertybox.co)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</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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