

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

£170,000

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EPC - E39 Council Tax Band - C Tenure - Freehold

Grosvenor Road, Prestatyn

3 Bedrooms - Bungalow - Detached

A three bedroom detached bungalow in need of modernisation and within easy access to the local amenities and seaside promenade. The accommodation briefly comprises of entrance hallway, living room, kitchen diner, three bedrooms with the main bedroom having an ensuite bathroom, bathroom and separate WC. Gardens to the front and rear with driveway providing off street parking and detached garage. The property benefits from having gas fired central heating. Available with no onward chain. EPC rating E39.



Accommodation

Via uPVC double glazed decorative door leading into;

Entrance Hallway

Of a good size having lighting, radiator, telephone point, cupboard housing the water tank and boiler, power point and doors off to further accommodation.

Living Room

16'2" x 11'11" (4.93 x 3.63)

Having lighting, power, radiator and a timber framed single glazed window overlooking the front elevation.

Kitchen/Diner

9'7" x 8'11" (2.92 x 2.72)

Comprising wall, drawer and base units with worktops over, sink and a half drainer with mixer tap over, void for oven, partially tiled walls, timber glazed window to the side elevation and an archway to the;



Dining Area

10'4" x 8'10" (3.15 x 2.69)

Having space for dining, lighting, power, timber framed obscure glazed door giving access to the outside.

Bedroom One

12'6" x 11'8" (3.81 x 3.56)

Having lighting, power, radiator, fitted wardrobes, timber framed window to the rear and an arch way giving access to the;

En-suite

7'10" x 5'9" (2.39 x 1.75)

Comprising low flush W.C., hand wash basin, bath with wall mounted shower over, partially tiled walls, lighting, obscure glazed window to the side.



Bedroom Two

12'0" x 9'10" (3.66 x 3.00 (3.65 x 2.99))

Having lighting, power, radiator and a timber framed single glazed window to the side elevation.

Bedroom Three

11'5" x 10'0" (3.48 x 3.05)

Having lighting, power, radiator and a timber framed single glazed window to the front elevation.

Bathroom

6'2" x 5'5" (1.88 x 1.65)

Comprising bath with taps over, radiator, hand wash basin with taps over, partially tiled walls, wall-mounted shower, lighting and a window to the side elevation.

W.C.

Comprising low flush W.C., partially tiled walls, lighting, obscure glazed window to the side elevation.

Garage

17'1" x 8'3" (5.21 x 2.51)

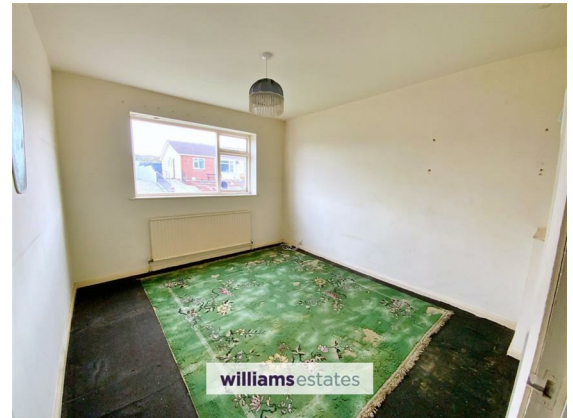
Accessed via up-and-over door, window to the rear. Excellent storage space.

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.

Agents Notes

This property is being sold with Possessory Title.





Floor Plan

Floor area 102.2 sq.m. (1,101 sq.ft.) approx

Total floor area 102.2 sq.m. (1,101 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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