



House Type A - The Aylesbrook Gronant Road, Prestatyn, Denbighshire, LL19

£725,000



EPC - TBC

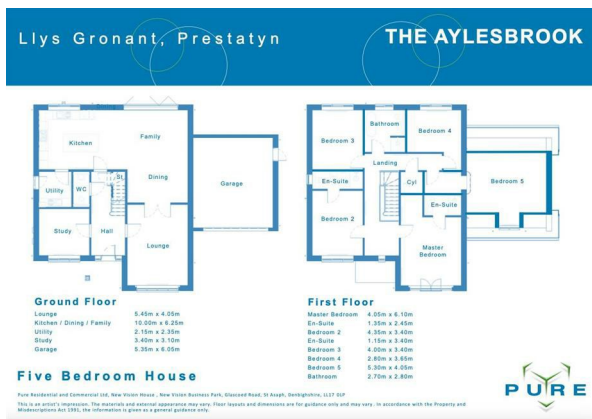
Council Tax Band - TBC

Tenure - Freehold

Gronant Road, Prestatyn

5 Bedrooms - House

The Aylesbrook is a prestigious Five Bedroom Detached House located in the sought after area of Upper Prestatyn. With only three plots available, one being a variant, contact us as soon as possible to register your interest. The builds are due to be completed to a high specification during Q2-25. Briefly affording five double bedrooms (two having en-suites), family bathroom, lounge, study, utility, ground floor cloakroom and not to be missed, the contemporary open plan kitchen, dining and family room. Having it's own garage and good sized gardens to the front and rear, enjoying unspoilt views. Llys Gronant comprises of 11 dwellings (6 detached family homes and 5 luxury apartments) and is within easy access of all local amenities.



Construction (general)

All properties constructed with insulated cavity walls. Elevations will be a blend of high quality facing brick-work and in accordance with approved plans.

Insulation

Floor, roof and cavity wall insulation in line with current Building Regulations and LABC compliant

Energy Saving Features

Energy efficient gas central heating boiler.
100% low energy light fittings throughout.

Windows and External Doors

Quality purpose made front and rear entrance doors.
PVC-u double glazed windows.
Electrically operated garage doors.

Fire Safety

Mains powered smoke / heat detectors with provision for a battery back-up in the event of a power cut.

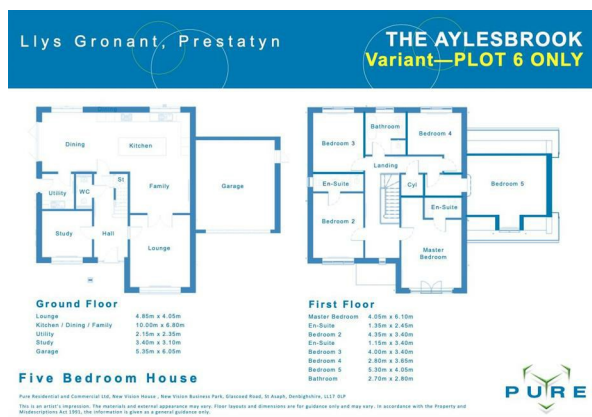
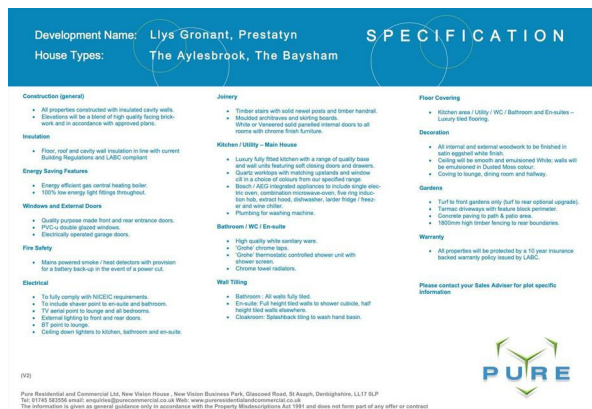
Electrical

To fully comply with NICEIC requirements.
To include shaver point to en-suite and bathroom.
TV aerial point to lounge and all bedrooms.
External lighting to front and rear doors.
BT point to lounge.

Ceiling down lighters to kitchen, bathroom and en-suite

Joinery

Timber stairs with solid newel posts and timber handrail.
Moulded architraves and skirting boards.
White or Veneered solid panelled internal doors to all rooms with chrome finish furniture.



Kitchen/Utility - Main House

Luxury fully fitted kitchen with a range of quality base and wall units featuring soft closing doors and drawers. Quartz worktops with matching upstands and window cill in a choice of colours from our specified range.

Bosch / AEG integrated appliances to include single electric oven, combination microwave-oven, five ring induction hob, extract hood, dishwasher, larger fridge / freezer and wine chiller.

Plumbing for washing machine.

Bathroom/WC/En-suite

High quality white sanitary ware.

'Grohe' chrome taps.

'Grohe' thermostatic controlled shower unit with shower screen.

Chrome towel radiators.

Wall Tiling

Bathroom : All walls fully tiled.

En-suite: Full height tiled walls to shower cubicle, half height tiled walls elsewhere.

Cloakroom: Splashback tiling to wash hand basin.

Floor Covering

Kitchen area / Utility / WC / Bathroom and En-suites -

Luxury tiled flooring.

Decoration

All internal and external woodwork to be finished in satin eggshell white finish.

Ceiling will be smooth and emulsioned White; walls will be emulsioned in Dusted Moss colour.

Coving to lounge, dining room and hallway.

Gardens

Turf to front gardens only (turf to rear optional upgrade).

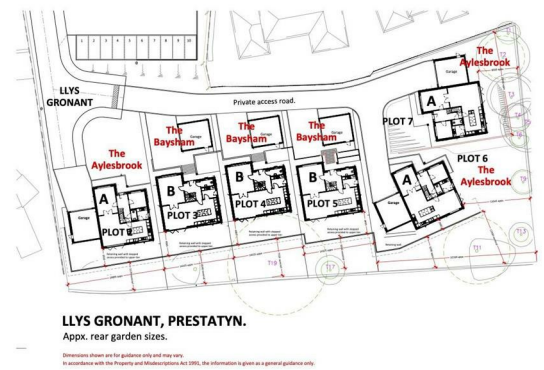
Tarmac driveways with feature block perimeter.

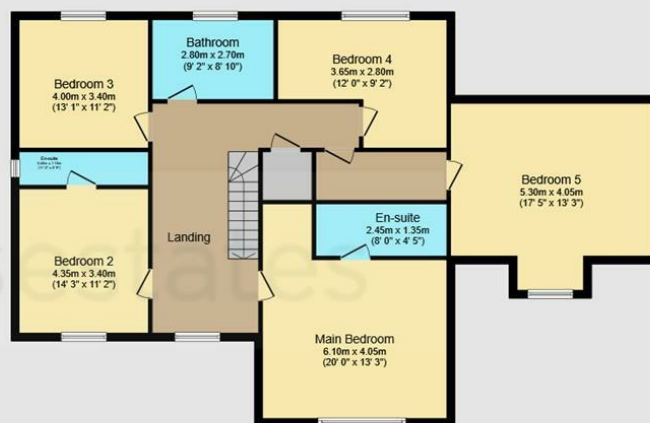
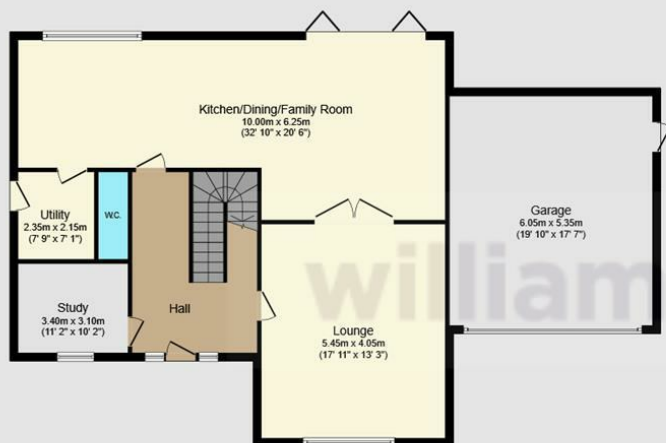
Concrete paving to path & patio area.

1800mm high timber fencing to rear boundaries.

Warranty

All properties will be protected by a 10 year insurance backed warranty policy issued by LABC.





TOTAL: 263.7 sq.m. (2,838 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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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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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