



House Type B - The Baysham Gronant Road, Prestatyn, Denbighshire, LL19

£650,000

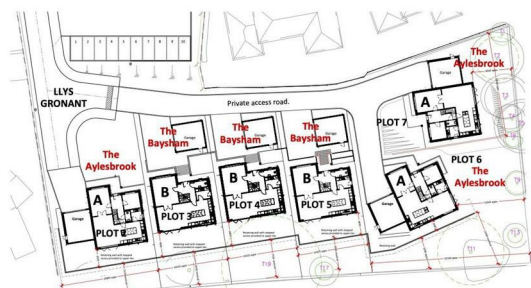


EPC - TBC Council Tax Band - TBC Tenure - Freehold

Gronant Road, Prestatyn

4 Bedrooms - House

The Baysham is a luxury Four Bedroom Detached House located in the sought after area of Upper Prestatyn. With only three plots available 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 four double bedrooms (two having en-suites), family bathroom, lounge, 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.



LLYS GRONANT, PRESTATYN.
Appx. rear garden sizes.

Development shown for guidance only and may vary.
In accordance with the Property and Miscellaneous Act 1981, the information is given as a general guide only.

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.



Development Name: Llys Gronant, Prestatyn		SPECIFICATION	
House Types: The Aylesbrook, The Baysham			
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.	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.	Floor Covering Kitchen area / Utility / WC / Bathroom and En-suites - Luxury tiled flooring.	Decorations - All internal and external woodwork to be finished in satin eggshell white finish. - Ceilings will be smooth and emulsioned white; walls will be emulsioned in Country House color. - Coving to lounge, dining room and hallway.
Insulation Floor, roof and cavity wall insulation in line with current Building Regulations and LABC compliant.	Kitchen / Utility - Main House - Luxury fully fitted kitchen with a range of quality tiles and solid worktop featuring self-cleaning ovens and drawers. - Quartz worktops with matching splashbacks and window sill in a choice of colors from our specified range. - Basic AEG integrated appliances to include single electric oven, combination microwave-oven, four ring induction hob, integrated hood, dishwasher, under fridge / freezer and wine chiller.	Gardens - Turf to front garden only (subject to rear external upgrade). - Tarmac driveway with feature stone perimeter. - Concrete paving to path & patio area. 100mm high border fencing to rear boundaries.	Warranty All properties will be protected by a 10 year insurance backed warranty policy issued by LABC.
Energy Saving Features - Energy efficient gas central heating boiler. 100% low energy light fittings throughout.	Bathroom / WC / En-suite - High quality white sanitary ware. - Chrome chrome taps. - Quartz laminate controlled shower unit with shower screen. - Chrome towel radiators.	Warranty All properties will be protected by a 10 year insurance backed warranty policy issued by LABC.	
Windows and External Doors - Quality purpose made front and rear entrance doors. - PVC-u double glazed windows. - Electrically operated garage doors.	Wall Tiling - Bathroom - All with fully tiled. - En-suite - Full height tiled walls with shower cubicle, half height full wall shower area. - Cloakroom - Spillproof tiling to wash hand basin.		
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.			



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 Dusty Moss colour.
Coving to lounge, dining room and hallway.

Gardens

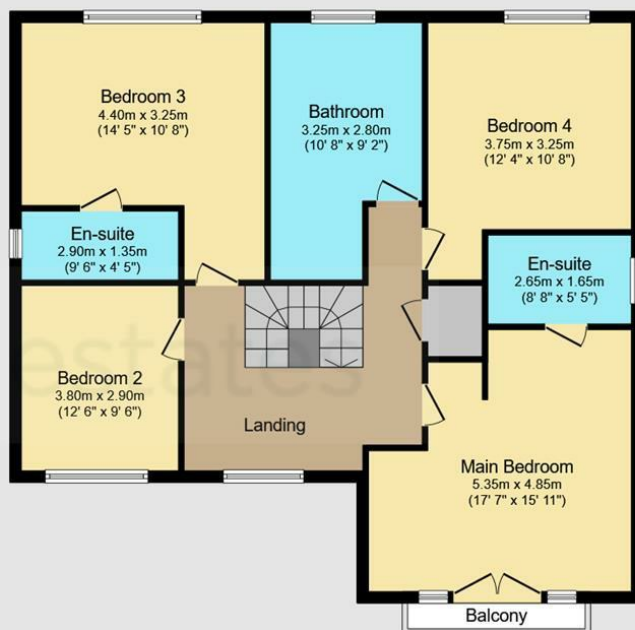
Turf to front gardens only (turf to rear optional upgrade).
Tarmac driveways with feature block perimeter.
Concrete paving to path & patio area.
1800mm high timber fencing to rear boundaries.

Warranty

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



Ground Floor
Floor area 103.7 sq.m. (1,116 sq.ft.)



First Floor
Floor area 103.9 sq.m. (1,118 sq.ft.)

TOTAL: 207.6 sq.m. (2,234 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	

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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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