

williams estates



**4 Grosvenor Road, Prestatyn,
Denbighshire, LL19 7NW**

£275,000

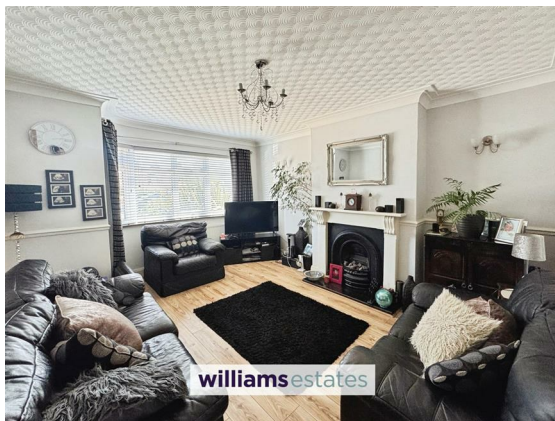
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EPC - D68 Council Tax Band - D Tenure - Freehold

Grosvenor Road, Prestatyn

3 Bedrooms - House - Semi-Detached

A spacious traditional semi detached house located in a popular residential area of Prestatyn and within walking distance to all local amenities, seaside promenade together with bus and train stations. The accommodation briefly comprises of entrance hallway, three reception rooms, ground floor cloakroom/utility room, modern fitted kitchen, three bedrooms and a modern fitted four piece bathroom. To the outside low maintenance garden to the front providing ample off road parking and an enclosed rear garden.



Accommodation

Via a uPVC double glazed feature obscure door leading into the entrance hallway.

Entrance Hallway

16'0" max x 6'10" max (4.88m max x 2.08m max)

Having radiator, lighting, telephone point, power points, feature stained glass window to the side elevation, stairs off to the first floor landing, under stairs storage cupboard and doors off.

Living Room To The Front

15'6" x 12'8" (4.73 x 3.87)

Having lighting, power points, radiator, coved ceiling, feature fireplace and a uPVC double glazed bay window onto the front elevation.

Lounge

14'6" x 11'3" (4.44 x 3.43)

Having lighting, power points, radiator, multi-fuel burner and opening off into the reception room.

Kitchen

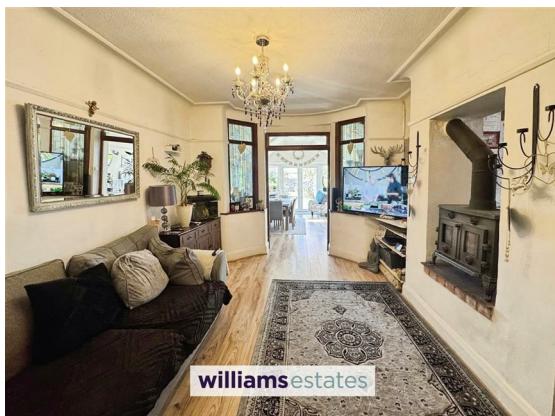
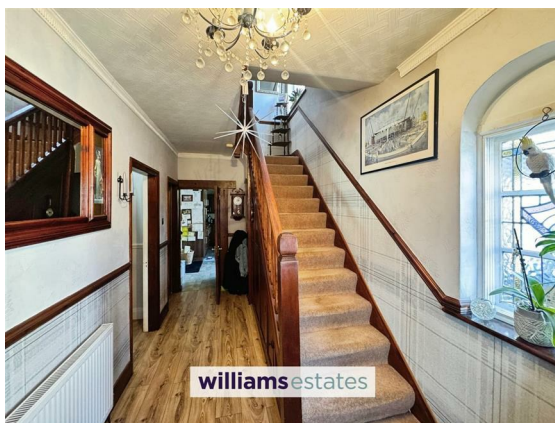
17'6" x 8'6" (5.35 x 2.61)

Fitted with a range of wall, drawer and base units with worktop surfaces over, built in electric oven and four ring gas hob with stainless steel extractor fan over, stainless steel sink and drainer with mixer tap above, a uPVC double glazed windows to the side elevation, a door with obscure glass giving access onto the rear garden, lighting, power points, space for an American fridge freezer and multi fuel burning stove.

Utility Cloakroom

7'10" x 5'1" (2.40 x 1.57)

Comprising of a low flush W.C., hand wash basin with stainless steel taps over, wall mounted cabinet, plumbing for washing machine, space for washing machine and tumble dryer, radiator, power points, lighting, loft access hatch and a uPVC double glazed obscure window onto the rear elevation.



Reception Room

17'10" x 10'3" (5.44 x 3.13)

Having two Velux windows, inset spot lighting, a uPVC window with patio doors opening out onto the garden with a decked area and a door off into the utility cloakroom.

Bedroom One

15'9" x 11'1" (4.82 x 3.40)

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear garden.

Bedroom Two

15'6" x 9'2" (4.73 x 2.80)

Having lighting, power points, radiator, built in wardrobes and a uPVC double glazed bay window overlooking the front elevation.

Bedroom Three

8'5" x 7'8" (2.57 x 2.34)

Having lighting, power points, a radiator and a uPVC double glazed window overlooking the front elevation.

Bathroom

10'5" x 8'3" (3.19 x 2.53)

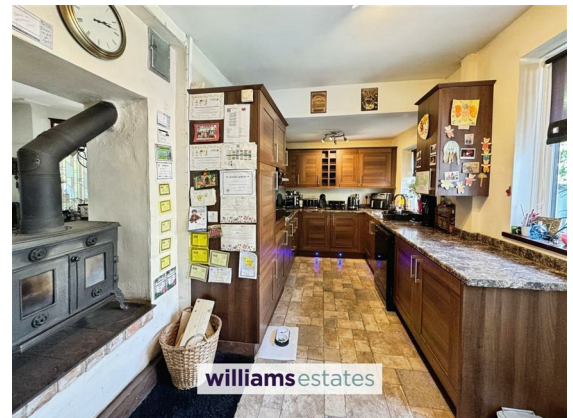
A recently fitted suite comprising of low flush W.C., free standing bath with stainless steel telephonic mixer tap over, hand wash basin with stainless steel taps, shower cubicle with wall mounted shower head, wall mounted heated towel rail, an aqua splash half wall, vinyl flooring, lighting, loft hatch access and a timber framed double glazed obscure windows onto the side elevation.

Outside

The property is approached via double wrought iron gates providing access onto the block paved driveway with ample off-road parking. The front garden is block paved for ease of maintenance. The enclosed rear garden has a decked patio, an area laid with artificial grass, a lawned area, steps leading up to composite decking and is bound by stone walling and timber fencing. The property benefits from having an outside summer house with sliding patio doors, trellis gazebo providing an ideal seating area, timber shed and lean to area to the side ideal for storage with doors to the front and side and uPVC double glazed windows to the front and rear and having an outside water supply, electric and lighting.

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 No 4 can be found on the right hand side.





Total floor area: 139.0 sq.m. (1,496 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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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		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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