



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

£235,000

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EPC - D63 Council Tax Band - C Tenure - Freehold

Grosvenor Road, Prestatyn

3 Bedrooms - Bungalow - Detached

A spacious detached bungalow located in a popular residential area of Prestatyn and within easy reach of the local amenities. The accommodation briefly comprises of entrance porch, inner porch, entrance hallway, living room, modern fitted kitchen, conservatory, three bedrooms, bathroom and a separate W.C. Outside having low maintenance gardens to the front and rear with driveway providing ample off street parking and detached garage.



Accommodation

Via a uPVC double glazed door with a double glazed window adjacent leading into:

Entrance Porch

4'9" x 5'6" (1.46 x 1.70)

A good place for shoe storage and a door off leading into:

Inner Porch

3'3" x 9'3" (1.01 x 2.82)

Having uPVC double glazed windows to the side and to the front, lighting, good space for storing coats and step up into the inner hallway.

Hallway

Having lighting, cupboard housing the electrics, radiator, loft access hatch, power points, storage cupboard, telephone socket and doors off.

Living Room

16'0" x 11'11" (4.88 x 3.64)

Having lighting, power points, wall lights, radiator, electric fire with complimentary surround and hearth and a uPVC double glazed window onto the front elevation.

Kitchen

12'5" x 9'7" (3.81 x 2.93)

Comprising of wall, drawer and base units with complimentary work top over, void for washing machine, stainless steel sink and drainer with stainless steel mixer tap over, electric oven with four ring gas hob over and stainless steel extractor fan above, space for free standing fridge freezer, lighting, power points, radiator, uPVC double glazed window onto the side elevation, a uPVC double glazed obscure door giving access to the side and doors off.

Bedroom One

11'1" x 8'2" (3.39 x 2.50m)

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



Bathroom

5'8" x 5'8" (1.73 x 1.74)

Comprising of a vanity hand wash basin with stainless steel mixer tap over, shower cubicle with stainless steel shower head, partially tiled walls and a uPVC double glazed obscure window onto the side elevation.

W.C.

2'7" x 5'10" (0.80 x 1.79)

Comprising of a low flush W.C., lighting, partially tiled walls and a uPVC double glazed window onto the side elevation.

Bedroom Two

11'10" x 9'11" (3.62 x 3.03)

Having lighting, power points, radiator, built in wardrobes and uPVC double glazed windows onto the rear elevation.

Bedroom Three/Dining Room

11'11" x 10'5" (3.64 x 3.19)

Having lighting, power points, radiator and a uPVC double glazed door giving access into the conservatory.

Conservatory

7'11" x 7'4" (2.43 x 2.25)

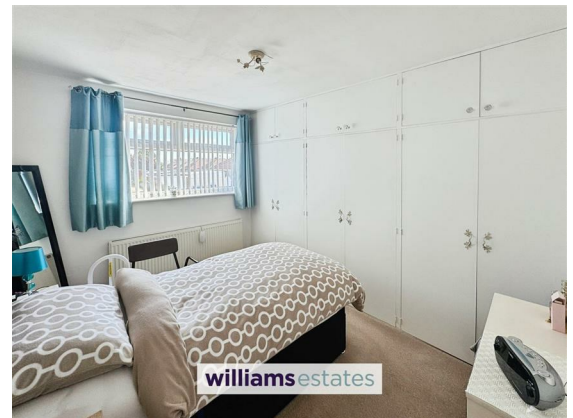
Having uPVC double glazed windows surrounding and a uPVC double glazed door giving access into the rear garden.

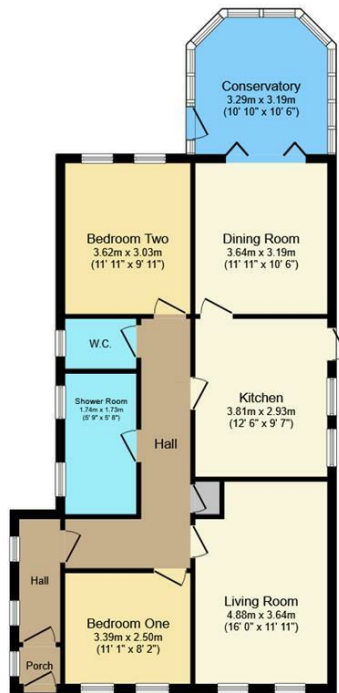
Outside

The property is approached via two sets of double wrought iron gates providing ample parking onto the blocked paved front garden. The driveway leads to a detached garage with up and over door. The rear garden being paved for ease of maintenance with surrounding boarders and is bound by timber fencing.

Directions

Proceed from the 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 right-hand side.





Floor Plan

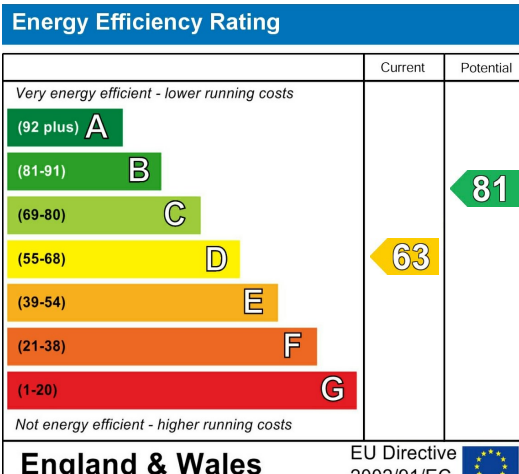
Floor area 94.2 sq.m. (1,014 sq.ft.)

Total floor area: 94.2 sq.m. (1,014 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.



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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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