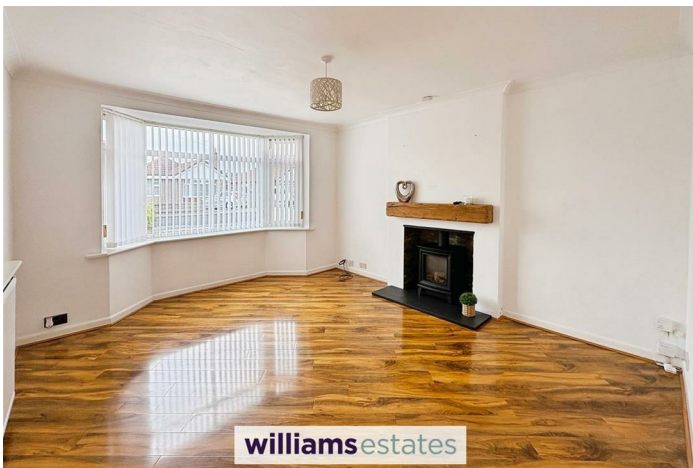




**180 Grosvenor Road, Prestatyn,
Denbighshire, LL19 7TR**

£245,000

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EPC - D67 Council Tax Band - C Tenure - Freehold

Grosvenor Road, Prestatyn

3 Bedrooms - Bungalow - Detached

A well-presented three bedroom detached bungalow situated in a sought after location in Prestatyn. This delightful home offers a modern kitchen, bright orangery, and spacious lounge. The property benefits from a detached garage, private driveway, and low maintenance gardens to both front and rear—ideal for easy outdoor living. Located just a short distance from the seaside and within easy reach of local amenities. Viewings are highly recommended.



Accommodation

Via a uPVC double-glazed obscure door leading into:

Entrance Hall

Having lighting, power points, radiator, a cupboard housing gas central heating combi boiler, a cloak cupboard housing the electrics and doors off.

Lounge

12'0" x 14'2" (3.66m x 4.32m)

Having lighting, power points, radiator, T.V aerial point, Gazco Chesterfield 5 gas stove with solid oak mantel beam fireplace above, feature stone cladding surround and a complimentary hearth, open reach fibre point and a uPVC double glazed bay window to the front.

Shower Room

7'03 x 6'04 (2.21m x 1.93m)

Comprising of low flush W.C., hand wash basin with stainless steel mixer tap over, walk-in shower cubicle with a stainless steel wall-mounted shower head, tiled walls, mirrored cabinet ideal for storage, wall-mounted towel rail, two shaver ports and a uPVC double-glazed obscure window onto the side.

Bedroom One

12'00 x 9'04 (3.66m x 2.84m)

Having lighting, power points, radiator, fitted wardrobes and dressing table and a uPVC double glazed window onto the rear looking into the conservatory.

Bedroom Two

8'01 x 9'02 (2.46m x 2.79m)

Having lighting, power points, radiator, plumbing for washing machine and a uPVC double glazed window onto the side.

Bedroom Three

12'03 x 6'11 (3.73m x 2.11m)

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



Kitchen

13'03 x 7'04 (4.04m x 2.24m)

Comprising of wall drawer and base units with complimentary work tops over, four ring electric hob with extractor fan above, electric single oven with space above for microwave, integrated dish washer, space for free standing fridge freezer, sink and half and drainer with stainless steel mixer tap over, tiled walls, breakfast bar with space for seats, radiator, lighting, power points and a uPVC double glazed sliding patio door giving access into the orangery.



Orangery

16'05 x 9'05 (5.00m x 2.87m)

Having lighting, power points, TV aerial point, uPVC double glazed windows surrounding, uPVC double glazed sliding patio door giving access into the rear garden.



Garage

20'00 x 8'02 (6.10m x 2.49m)

Having lighting, power points, up and over door, a single glazed window to the side and a personal side door giving access into the rear garden.

Outside

The front of the property features a practical concrete driveway, providing ample off-road parking, raised beds with a variety of plants, bushes, and shrubs. The driveway leads to timber gates that provide secure access to the rear of the property. The rear garden is thoughtfully designed and predominantly slabbed, offering a low-maintenance outdoor space with a variety of plants, bushes, and shrubs adding vibrant colour and texture in raised beds and a well-maintained lawn. The space is enclosed by a combination of wall and fencing above. Additional features include a greenhouse, two outdoor power points, outdoor tap and a detached garage offering practical storage.



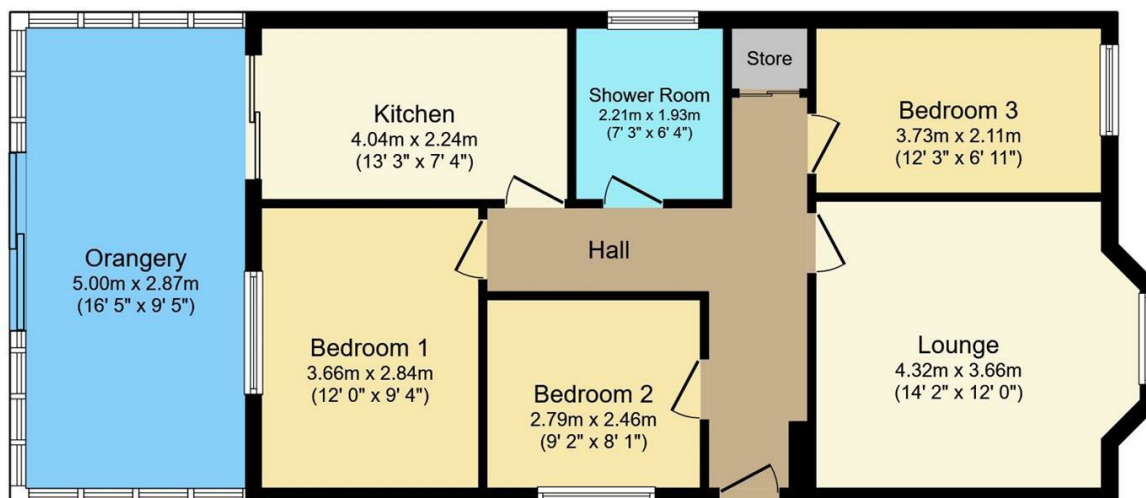
Directions

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.

Additional Notes

Loft space is boarded and has a drop down ladder and lighting.





Floor Plan
Floor area 85.2 sq.m. (917 sq.ft.)

Total floor area: 85.2 sq.m. (917 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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