

# williams estates



**107 Gronant Road, Prestatyn,  
Denbighshire, LL19 9HP**

**£365,000**

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**EPC - C70**

**Council Tax Band - E    Tenure - Freehold**



## SUMMARY

A modern detached house located in the popular residential area of Upper Prestatyn with stunning views of the North Wales Coastline and towards Prestatyn Hillside and within walking distance of all local amenities. The spacious accommodation affords entrance porch, entrance hallway, cloakroom, lounge, open plan kitchen, dining and living area, utility room, four bedrooms and a family bathroom. To the outside ample off street parking to the front and enclosed rear garden enjoying a sunny aspect ideal area for entertaining or relaxing. Available with no onward chain. Early viewing recommended.



## Accommodation

Via a uPVC double glazed door leading into an entrance porch.

### Entrance Porch

8'4" x 3'1" (2.56 x 0.94)

Having uPVC double glazed units, lighting, space for storage and coat hanging space and a uPVC double glazed obscure door leading into the entrance hallway.

### Entrance Hallway

14'2" x 4'4" (4.32 x 1.34)

A nice light and airy space with views out towards the Coastline looking through the kitchen diner having lighting, power points, radiator, under the stairs storage and stairs off to the first floor landing.

### Cloakroom

4'7" x 2'2" (1.40 x 0.67)

Comprising of low flush W.C., hand wash basin with stainless steel taps over, partially tiled walls, lighting, extractor fan and a uPVC double glazed window to the front elevation and a further feature stained glass window onto the rear.

### Lounge

13'5" x 11'11" (4.1 x 3.64)

Having lighting, power points, radiator, TV aerial point, complementary surround and hearth housing a feature electric fire and a large uPVC double glazed window overlooking the front elevation enjoying the unspoilt views of the front garden and out towards Prestatyn Hillside.

### Open Plan Kitchen, Dining & Living Area

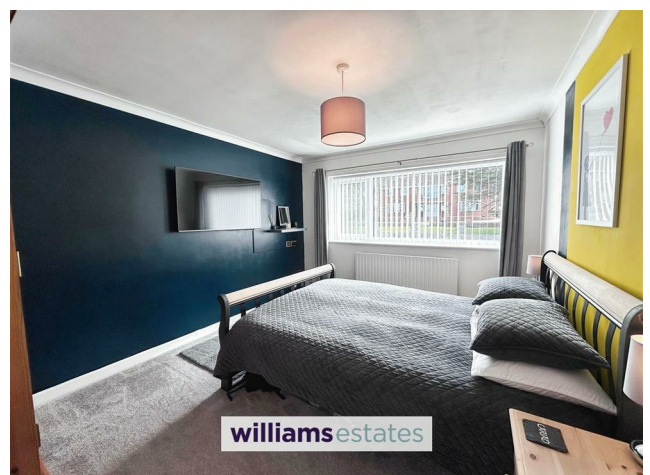
28'0" x 11'5" (8.54 x 3.50)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, integrated oven, integrated microwave, four ring gas hob with extractor fan above, sink with a modern mixer tap over, integrated dishwasher, integrated fridge, integrated freezer, large uPVC double glazed window onto the rear enjoying unspoilt views of the North Wales Coastline, uPVC double glazed double doors giving access to the rear decked area, uPVC double glazed obscure window onto the side, lighting, power points, radiator, breakfast bar island ideal for dining, seating area and the stunning views from the rear aspect.

### Utility Room

8'4" x 8'1" (2.55 x 2.48)

Comprising of space for a washing machine, space for tumble dryer, wall mounted central heating boiler, lighting, power points, sink with stainless steel mixer tap over.







**Stairs To The First Floor Landing**  
Having lighting, power points, radiator, loft hatch access, inbuilt linen cupboard with power point, a feature uPVC double glazed window to the side particularly spectacular towards the end of the day with the light streaming through and doors off.

**Bedroom One**  
13'0" x 10'5" (3.98 x 3.18)  
Having lighting, power points, radiator, TV aerial point and a large uPVC double glazed window overlooking the front elevation enjoying views out towards Prestatyn hillside.



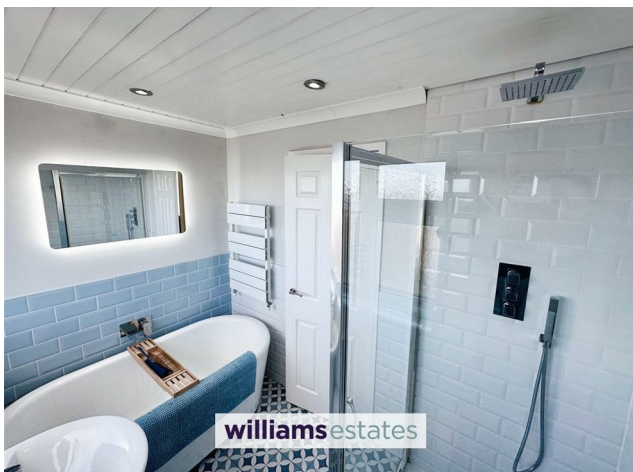
**Bedroom Two**  
10'2" x 9'8" (3.12 x 2.96)  
Having lighting, power points, radiator, fitted wardrobes providing ample storage and a large uPVC double glazed window overlooking the rear elevation enjoying unspoilt views of the North Wales Coastline and beyond.

**Bedroom Three**  
11'8" x 8'3" (3.58 x 2.53)  
Having lighting, power points, radiator, telephone point and a uPVC double glazed large window overlooking the front elevation.



**Bedroom Four**  
9'1" x 8'7" (2.79 x 2.62)  
Having lighting, power points, radiator, built in cupboard ideal for storage and a uPVC double glazed window overlooking the front elevation enjoying views of Prestatyn hillside and neighbouring properties surrounding.

**Bathroom**  
8'8 x 5'5 (2.64m x 1.65m )  
Fitted with a modern four piece suite comprising of shower enclosure with wall mounted shower, free standing modern bath, pedestal hand wash basin, low flush W.C., partially tiled walls, heated towel rail, inset spot lighting and obscure double glazed window.



**Garage**  
8'6" x 8'5" (2.61 x 2.57)  
Having an up and over door, lighting, power points and ideal for storage.



## Outside

The property is approached via a blocked paved driveway providing ample off street parking and in turn leads to an attached garage. The garden to the front being mainly laid to lawn with a variety of plants and shrubs and is bound by walling. Timber gates gives access to the rear garden. The enclosed rear garden enjoys a sunny aspect having a large decked area with steps leading down to an area laid with artificial grass and paved patio with a covered seating area and a further built in seating area ideal area for entertaining or relaxing and is bound by fencing.

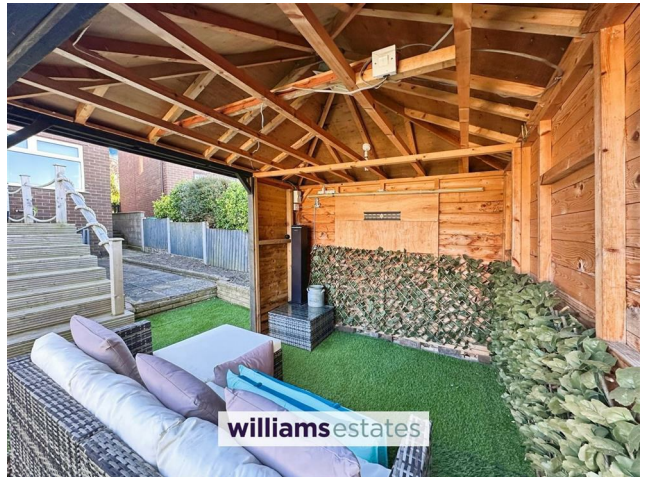
## Directions

Proceed from the Prestatyn Office onto Gronant Road and continue along to the duck pond taking the next right onto Gronant Road and the property can be found on the left hand side.

## Additional Notes

New flat roof fitted with 10-year warranty

New windows and front porch fitted with 10-year warranty

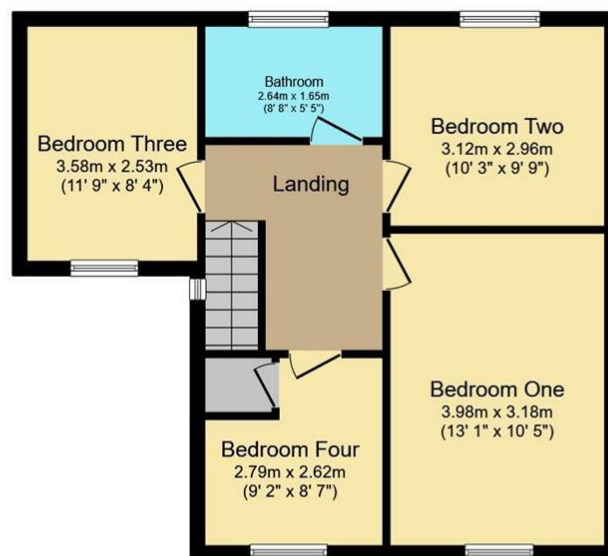








**Ground Floor**  
Floor area 68.3 m<sup>2</sup> (735 sq.ft.)



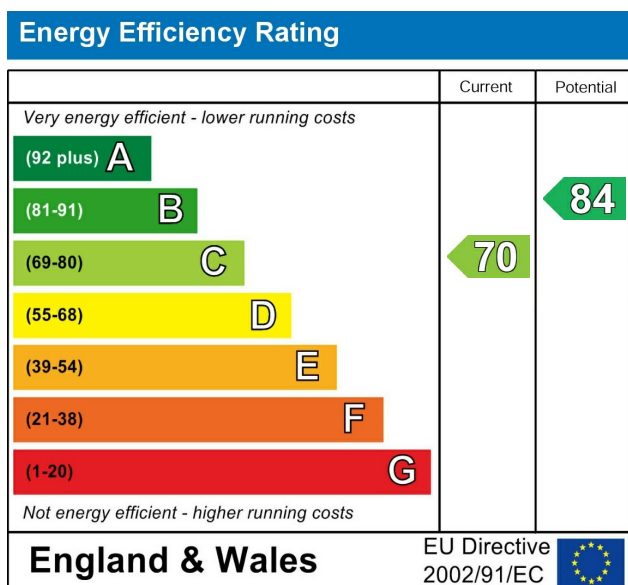
**First Floor**  
Floor area 54.6 m<sup>2</sup> (588 sq.ft.)

**TOTAL: 122.9 m<sup>2</sup> (1,323 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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