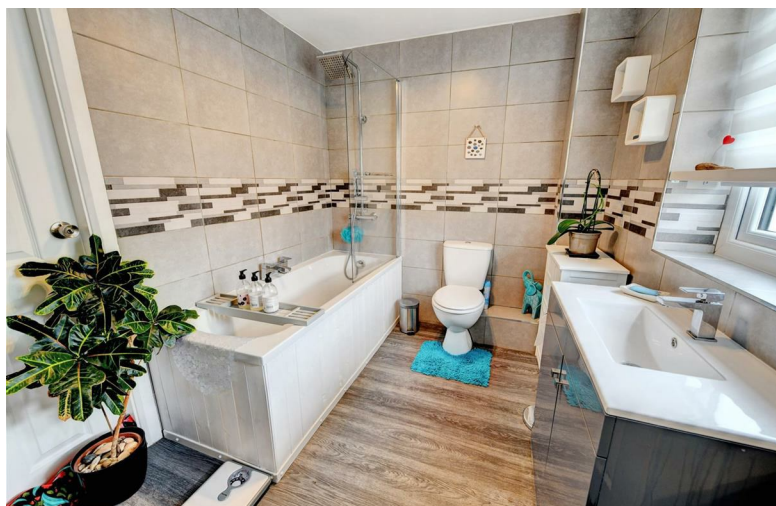


# SIMPLY ESTATES



*Bryn Avelon, Prestatyn, U19*  
**£155,000**







This charming end terrace property features three bedrooms, perfect for first-time buyers seeking a cozy village home in Gronant.

This beautiful three-bedroom end-terrace house is situated in a sought-after residential area in the village of Gronant a short distance from Prestatyn town. This home offers a spacious layout at an attractive price point. It has been tastefully modernised to maximize natural light throughout the property.

On entering the property you're welcomed by an inviting hallway that connects to different areas of the home. The open lounge with a fireplace enhances the ground floor, alongside the open kitchen/dining area. Rounding off the ground floor is a conveniently located small WC.

Upstairs, the main bedroom is a generously sized double room with access to the family bathroom. The second bedroom, also a double, features front-facing windows. The third bedroom is a single room currently used as an office space or ideal for a child's bedroom.

### **Lounge**

38'0" x 57'4" (11.6 x 17.5)

This spacious lounge area features uPVC windows at the front and rear of the property, providing ample natural light. The room is neutrally decorated in grey tones and fitted with matching grey carpets. It includes two double panelled radiators, multiple power points, and a wall-mounted electric feature fireplace.

### **Entrance Hall**

You won't be disappointed by this inviting entrance to the property, flooded with natural light and featuring stylish new tiled flooring and convenient cloak cupboards.

### **Kitchen Diner**

11'4" x 17'3" (3.47 x 5.28)

Featuring a selection of cream-fronted cabinets and drawers with a timber-effect worktop, complemented by a stainless steel sink and mixer tap. This space includes coordinated wall units, partially tiled walls, multiple power points, and an integrated electric oven and hob with an overhead extractor. The under stairs storage cupboard doubles as a small utility section with plumbing for a washing machine. Natural light streams in through front-facing windows and a uPVC back door provides access to the rear garden. The dining area offers ample space for a large dining table, with the potential for additional kitchen storage if desired.

### **WC**

Adjacent to the dining area is a compact water closet featuring a white toilet and basin. This space includes a uPVC window to the rear and is decorated with grey and white tiles.

### **Bedroom One**

11'8" x 10'0" (3.57 x 3.06)

The primary bedroom features a front-facing window showcasing breath taking coastal vistas. The room is decorated in neutral tones and furnished with grey carpets, with a convenient door providing access to the family bathroom. The room further benefits from a double fitted wardrobe and additional cupboard both with generous storage and hanging space.

### **Bedroom Two**

11'5" x 8'11" (3.50 x 2.74)

Double bedroom features a uPVC double glazed window front facing, a double panel radiator, power points, and a generously sized loft access point with a pull-down timber ladder. The ladder leads up to a boarded loft storage space equipped with power and lighting.

### **Bedroom Three**

8'3" x 7'10" (2.53 x 2.41)

Currently serving as an office space, this room includes a uPVC double glazed window offering views of the back garden. It is neutrally decorated in grey and features fitted grey carpets.

### **Family Bathroom**

8'7" x 6'11" (2.64 x 2.13)

Spacious family bathroom features a white three-piece suite, including a bath featuring an overhead shower, a basin set into a vanity unit, and a white w.c. The bathroom is elegantly tiled throughout in grey, lending a modern feel to the space. The flooring is finished with a stylish wooden effect luxury vinyl tile. Additionally, there is a second door providing direct access to the main bedroom.

### **Exterior**

The front exterior features a small grass area adorned with shrubs and plants, showcasing a variety of greenery. Steps provide access to the property, while access to the rear garden is available from the side of the property. At the back, there is a paved patio area surrounded by stone retaining walls leading up to tiered lawn areas including borders filled with various plants and shrubs. On street parking is accessible through the rear garden gate, no allocated space.

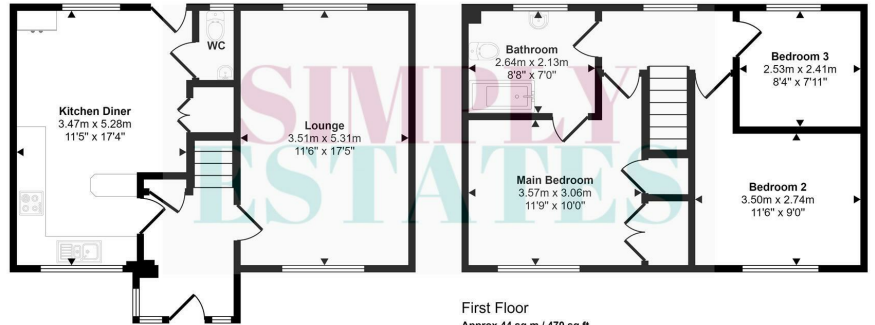


**Floor Area:**  
**Plot Size:**  
**Tenure:**  
**Council:**  
**Band:**

961.00 sq ft  
 acre(s)  
 Freehold  
 Flintshire  
 C



Approx Gross Internal Area  
 89 sq m / 961 sq ft



**Ground Floor**  
 Approx 46 sq m / 491 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Directions**

From our Rhuddlan Branch follow A547 towards Gronant, turn right on to Gronant Road continue on Llanasa Rd and take a slight left onto Gronant Hill. Continue on Nant- Y- Gro taking a right turn on to Bryn Awelon.

