



**70 Grosvenor Road, Prestatyn,  
Denbighshire, LL19 7NP**

**£199,950**



**EPC - 0    Council Tax Band - C    Tenure - Freehold**



# Grosvenor Road, Prestatyn

## 3 Bedrooms - House - Semi-Detached

A spacious semi detached house located in a popular residential area of Prestatyn and within easy access to all local amenities, seaside promenade, bus and train stations. The accommodation briefly comprises of entrance porch, living room, kitchen diner, three bedrooms and a family bathroom. To the outside gardens to the front and rear with garage and driveway for off road parking. Available with no onward chain.



### Accommodation

Via a modern composite door leading into the entrance porch.

### Entrance Porch

Having tiled flooring and obscure timber glazed door with matching side panel leading into the living room.

### Living Room

15'8" x 15'3" (4.793 x 4.664)

Having coved ceiling, lighting, ample power points, TV aerial point, wall light points, feature brick fire place with timber mantle, two radiators, double glazed bay window overlooking the front elevation, stairs off to the first floor landing and door leading into the kitchen diner.



### Kitchen Diner

15'4" x 11'10" (4.676 x 3.632)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, slot in cooker, voids for washing machine and under the counter fridge, partially tiled walls wall mounted Worcester central heating boiler, radiator, double glazed window to the side elevation, double glazed window onto the rear elevation and double glazed patio door allowing access onto the rear garden.

### Stairs Off To The First Floor Landing

Having a turned staircase, loft hatch access and doors off.

### Bedroom One

13'4" x 10'4" (4.072 x 3.170)

Having lighting power points, radiator, built in wardrobes and double glazed window overlooking the front elevation with distant views of Prestatyn hillside.

### Bedroom Two

10'0" x 8'11" (3.050 x 2.721)

Having lighting, power points, radiator and double glazed window overlooking the rear elevation.



### Bedroom Three

9'0" x 6'11" (2.761 x 2.123)

Having lighting, power points, radiator, built in cupboards and double glazed window onto the side elevation.

### Bathroom

6'0" x 5'5" (1.843 x 1.663)

A modern fitted bathroom suite comprising of vanity W.C., vanity hand wash basin, panelled bath wall mounted shower over, fully tiled walls, wall mounted heated towel rail, laminate flooring and obscure double glazed window onto the rear elevation.

### Outside

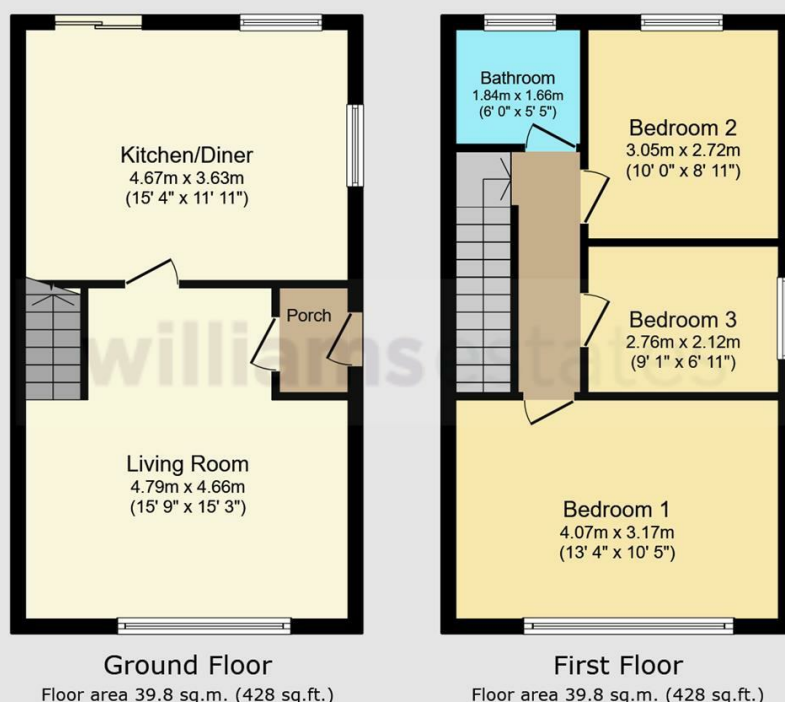
The property is approached via double wrought iron gates allowing access onto the driveway providing off road parking. The garden being paved for ease of maintenance and and bound by wall and fencing. The driveway leads to a garage with up and over door and having power and lighting. A timber gate provides access to the enclosed rear garden. The rear garden having a paved patio, mainly laid to lawn with gravel border, a feature lamp post, a further paved patio to the rear of the garden enjoying the all day sun and ideal for al fresco dining, having a timber built summerhouse and bound by fencing.

### 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 continue half way down the road where this property can be found on the right hand side.







Total floor area: 79.6 sq.m. (857 sq.ft.)

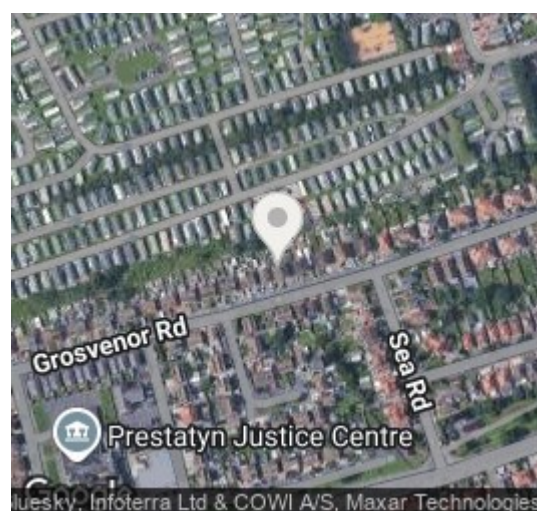
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	



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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