



## 7 Llys Gronant, Gronant Road LL19 9HW – £725,000

Tenure: Freehold EPC: TBC Council Tax Band: TBD

Positioned in the sought after coastal location of Upper Prestatyn, The Aylesbrook by PURE Residential is an impressive five bedroom detached home, carefully designed to offer a blend of contemporary style and practical family living. This distinguished new home features attractive external elevations finished in high quality facing brickwork, combined with insulated cavity wall construction to provide both aesthetic appeal and excellent energy efficiency. Constructed in accordance with current Building Regulations and LABC standards, the property benefits from comprehensive insulation throughout, alongside energy conscious additions such as a modern gas central heating system and low energy lighting across the home.

Internally, The Aylesbrook provides spacious and thoughtfully arranged accommodation, finished to a high standard throughout.



**Ground Floor**

Floor area 136.9 sq.m. (1,473 sq.ft.)



**First Floor**

Floor area 124.9 sq.m. (1,345 sq.ft.)

Total floor area: 261.8 sq.m. (2,818 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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