

7 Gronant Road Prestatyn LL19 9DT Denbighshire

£225,000

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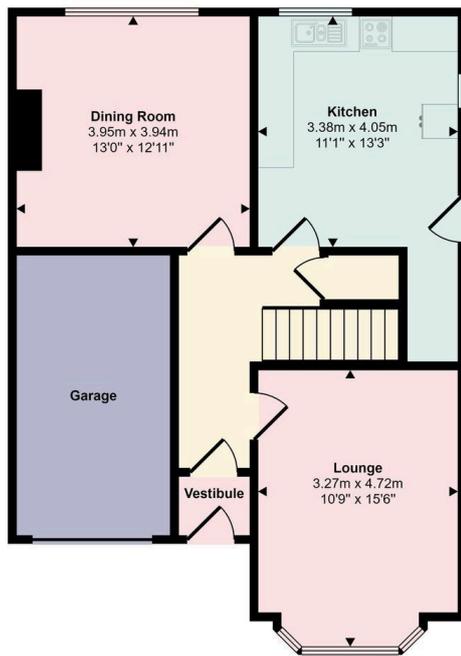
This semi detached family home is situated in a convenient location within Upper Prestatyn, within walking distance of all local amenities. The property affords spacious living accommodation with two reception rooms, kitchen, three double bedrooms and a shower room with separate w.c.. Having a driveway, Integral Garage and enclosed rear garden. The property would benefit from refurbishment and modernisation.

**DIRECTIONS** From the Prestatyn office turn right onto Meliden Road and proceed straight across at the traffic lights onto Gronant Road and the property will be seen on the left hand side opposite the Church.

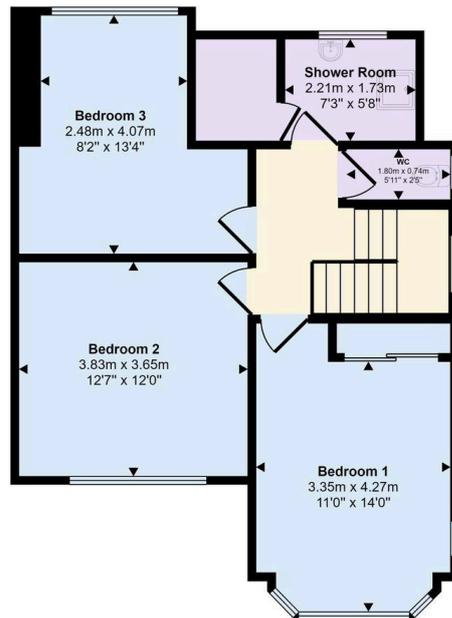
## Key Features

- PROMINENT POSITION
- WALKING DISTANCE TO TOWN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARDENS FRONT & REAR
- OFF ROAD PARKING
- NO CHAIN
- FREEHOLD
- COUNCIL TAX BAND - D
- EPC -tbc

Approx Gross Internal Area  
133 sq m / 1436 sq ft



Ground Floor  
Approx 72 sq m / 774 sq ft



First Floor  
Approx 61 sq m / 662 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.