



## 5 Llys Gronant, Gronant Road LL19 9HW £650,000

Tenure: Freehold EPC: TBC Council Tax Band: TBD

Discover *The Baysham*, a beautifully designed four bedroom detached home by PURE Residential, set within the desirable Upper Prestatyn development. Combining contemporary styling with practical family living, this impressive property has been carefully crafted to deliver comfort, efficiency, and lasting quality.

Built using insulated cavity wall construction and finished in an attractive mix of high quality brickwork, the exterior offers both durability and strong visual appeal. Enhanced insulation to the floors, walls, and roof ensures the home performs efficiently in line with modern Building Regulations and LABC standards.

Inside, the layout has been thoughtfully considered to suit modern day living. An energy efficient gas central heating system works alongside low energy lighting throughout to create a warm yet cost effective environment. Double glazed PVC-u windows and well constructed external doors provide added insulation and security, while the detached garage, complete with an electrically operated door, adds everyday convenience.



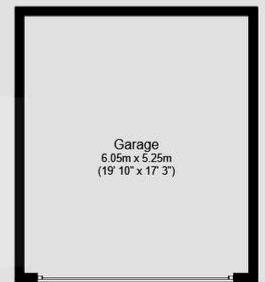
### Ground Floor

Floor area 104.0 sq.m. (1,119 sq.ft.)



### First Floor

Floor area 104.2 sq.m. (1,122 sq.ft.)



### Garage

Floor area 32.0 sq.m. (345 sq.ft.)

Total floor area: 240.3 sq.m. (2,586 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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