

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



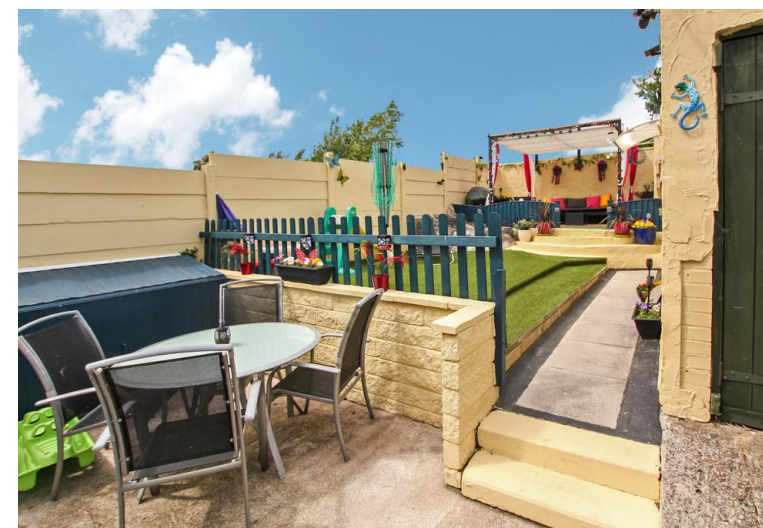
Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p><b>AWAITING EPC</b></p>		Very energy efficient - lower running costs	
		Very environmentally friendly - lower CO <sub>2</sub> emissions	
		A	
		B	
		C	
		D	
		E	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
F		A	
G		B	
G		C	
G		D	
G		E	
G		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
G		G	
G		G	

**COUNCIL TAX BAND**  
Tax band C

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Denbighshire County Council

**DATE:**  
11th June 2021



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80 Grosvenor Road, Prestatyn, Denbighshire, LL19 7TS

£170,000

- THREE BEDROOMS
- WELL PRESENTED
- ENCLOSED REAR GARDEN
- HOBBIES ROOM

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008  
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## DESCRIPTION

The property occupies a popular coastal position and stands within a short walk from Prestatyn's main town centre with its array of shops and public services. The beach and sea front is within walking distance. The property has been much improved by its present owners and has the benefit of a lounge, large kitchen/diner and good sized double glazed conservatory to the rear. Having three bedrooms and a family bathroom it stands in easily maintained gardens to the front and rear with the additional use of an outside hobbies room and man cave. There is a driveway providing off-road parking and it ideally suited to family occupation and affords.

## ENTRANCE PORCH

7' 8" x 4' 1" (2.35m x 1.26m) With double glazed door with glazed panel to side into Reception Hall with single panelled radiator and power points.

## LOUNGE

13' 5" x 12' 7" (4.09m x 3.85m) With coved ceiling, laminate flooring, gas point for fire, power points, double glazed window giving an aspect over the front of the property.

## KITCHEN/DINER

15' 7" x 10' 8" (4.77m x 3.26m) Having an extensive range of fitted units with under lighting comprising wall cupboards, worktop surface with drawers and base units beneath, one and a quarter bowl sink, plumbing for automatic dish washer, space for 'Range' oven, extractor hood, large breakfast bar, radiator, tiled floor and power points.

## CONSERVATORY

15' 5" x 8' 11" (4.71m x 2.73m) With double panelled radiator and power points.

Stairs from the Reception Hall leads to Landing and first floor accommodation with power points.

## BEDROOM ONE

12' 4" x 8' 9" (3.77m x 2.69m) With power points, radiator and double glazed window giving aspect over the front of the property.

## BEDROOM TWO

11' 11" x 9' 3" (3.64m x 2.84m) With power points, radiator and double glazed window giving aspect over the rear of the property.

## BEDROOM THREE

9' 10" x 6' 9" (3.02m x 2.06m) With power points, radiator, storage cupboard housing a wall mounted boiler supplying the radiators and domestic hot water and double glazed window giving aspect over the front of the property.

## BATHROOM

6' 1" x 6' 1" (1.87m x 1.87m) Having a three piece suite in white comprising panelled bath with shower over and privacy screen, double glazed frosted window, wash basin with low flush w.c set into a vanity unit, tiled walls, radiator and tongue and grooved ceiling.

## OUTSIDE

The property is approached over a driveway providing off-road parking with paved garden area to the front which could be utilised as an additional parking space. Timber gate gives access to an enclosed rear garden with shed with patio area. Steps leading up to an artificial lawn with rotary line and steps leading to a further seating area with a raised floral border. This area is ideally suited to alfresco entertaining. Additional STORAGE ROOM/MAN CAVE (2.33 x 2.95m) with power and light and a further separate HOBBIES ROOM (3.56 x 2.24m) with power points and double glazed window.

## DIRECTIONS

From the Prestatyn office turn left onto Meliden Road and proceed to the mini-roundabout turning right onto Ffordd Pedyfryn, continue past the bus station, through the traffic lights and over the railway bridge to the next set of traffic lights, proceed straight across onto Bastion Road and take the third turning left onto Grosvenor Road and the property can be seen on the right hand side by way of a 'For Sale' sign.

