



4 Bryn Awelon | Gronant | LL19 9UG

£125,000

Situated in a village location is this good size three bedroom end terraced house with a spacious lounge, fitted kitchen, utility room with w.c., and family bathroom. Having double glazing to the principal rooms, gas heating and an enclosed rear garden. Ideal for family occupation.

- ENCLOSED REAR GARDEN
- THREE GOOD SIZE BEDROOMS
- GAS FIRED HEATING
- SPACIOUS LOUNGE
- UTILITY ROOM & W.C.

Timber and glazed door with side panel into:-

ENTRANCE HALL 13' 1" x 6' 3" (4.01m x 1.93m) With radiator and power point.

SPACIOUS LOUNGE

17' 10" x 11' 7" (5.44m x 3.54m) Having a uPVC double glazed window to both the front and rear elevations, two radiators, power points and a ornamental fire surround.

KITCHEN

10' 5" x 8' 4" (3.20m x 2.55m) Having a range of white fronted base cupboards and drawers with worktop surface over, single drainer stainless steel sink with mixer tap over, built-in electric oven, four ring gas hob with extractor hood over, wall units, power points, part tiled walls, uPVC double glazed window to the front elevation and a radiator.

UTILITY ROOM

11' 11" x 6' 9" (3.64m x 2.08m) Having plumbing for an automatic washing machine, power point, gas fired boiler serving the domestic hot water and heating system, window and door giving an outlook and access to the rear garden.

CLOAKROOM

4' 7" x 2' 10" (1.41m x 0.88m) Having a low flush w.c. and wall mounted wash hand basin with tiled splashback.

Stairs from the Entrance Hall lead up to the First Floor Accommodation and Landing with a double glazed window to the rear elevation.

BEDROOM ONE

11' 11" x 10' 3" (3.64m x 3.13m) With a built-in cupboard, radiator, power points and a uPVC double glazed window to the front elevation with views towards the coast.

BEDROOM TWO

11' 8" x 9' 3" (3.57m x 2.82m) With a built-in wardrobe, radiator, power points and uPVC double glazed window to the front elevation.

BEDROOM THREE

8' 6" x 8' 2" (2.60m x 2.49m) Having a uPVC double glazed window to the rear elevation, power point and radiator.

BATHROOM

8' 9" x 7' 1" (2.67m x 2.17m) Having a three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin, low flush w.c., radiator, obscure glazed window and airing cupboard.

OUTSIDE

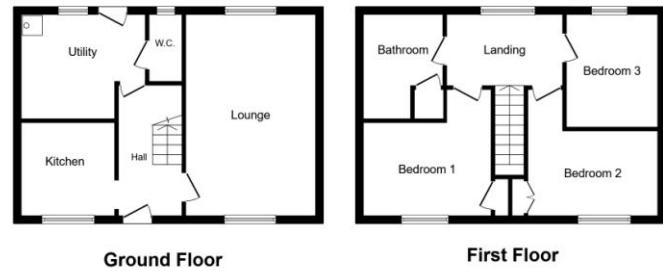
The property is approached via a pedestrian pathway to the front entrance with a gate to the side of the property giving access to the rear garden which has a paved patio, timber constructed garden store and raised lawn garden, bounded by timber fencing.

SERVICES

Mains electric, gas and drainage are believed available or connected to the property with water by way of a meter. All services and appliances are not tested by the Selling Agent.

DIRECTIONS

From the Prestatyn office turn right onto Meliden Road and proceed over the top of the High Street at the traffic lights onto Gronant Road and continue to the T-junction, turn right onto the main coastal highway and proceed to the village of Gronant, turn right onto Gronant Hill turn left onto Nant-Y-Gro and park near to the entrance of Llys Edward which is on the left hand side and the pedestrian pathway is opposite onto Bryn Awelon and the property will be found on the left hand side.



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

COUNCIL TAX BAND
Tax band: C

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE
20/07/2021

Contact Details

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

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