REID & ROBERTS

INDEPENDENT ESTATE AGENTS

108 Grosvenor Road

Prestatyn, LL19 7TS

Offers In The Region Of £240,000

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Accommodation Comprises

A step leads up to a recessed entrance porch with courtesy lighting, where a contemporary composite door with a matching glazed side panel opens into the beautifully finished reception hallway.

Reception Hallway

An inviting introduction to this stylish, move-in-ready home, the reception hallway showcases the attention to detail found throughout. Oak flooring and decorative wall panelling create a warm, elegant feel, complemented by recessed downlights and a modern radiator. A staircase with contemporary glass balustrading rises to the first floor, while doors lead to the lounge and the open-plan kitchen / diner and living area.

Lounge

A beautifully presented separate lounge, offering a comfortable retreat for relaxing away from the main open-plan living space. UPVC double-glazed windows to the front elevation allow natural light to fill the room, while oak flooring adds warmth and complements the home's high-quality finish. A radiator and power points complete the room.

Open Plan - Kitchen / Dining & Living Area

A stylish centrepiece of the home, this beautifully finished open-plan space brings together cooking, dining and relaxing, with oak herringbone flooring creating a seamless flow throughout. Ideal for everyday living and entertaining, the layout connects directly to the rear garden through French doors.

Kitchen / Dining Area -

The newly fitted kitchen combines contemporary style with practical design, featuring a range of modern wall and base units with plentiful cupboard and drawer storage. Complementary worktops and tiled splashbacks frame an inset one-and-a-half bowl sink with a drainer and swan-neck mixer tap. Wine storage and a breakfast bar add to the appeal, providing a sociable spot for casual dining.

Integrated appliances include an electric hob with an angled extractor hood above, a built-in oven and grill, dishwasher, washing machine and a fridge/freezer. Oak herringbone flooring, recessed downlights and a tall modern radiator complete the stylish finish, while UPVC double-glazed windows to the rear and side bring in natural light. An understairs cupboard with fitted shelving provides additional storage, and a UPVC door offers access to the side of the property. Power points and a smoke alarm are also fitted.

Living Area -

The oak herringbone flooring continues into the adjoining living area, creating an inviting space to unwind while remaining connected to the kitchen / dining area. A UPVC double-glazed side window and French doors to the rear garden enhance the natural light, with the doors providing an easy transition outdoors for summer entertaining. A tall modern radiator and power points complete the space.

First Floor Accommodation

Landing

A spacious, well-presented landing with natural light from a UPVC double-glazed window to the side elevation. Recessed downlights and a tall modern radiator continue the contemporary finish, while double doors open into an airing cupboard housing the combi boiler, with built-in shelving providing useful storage. Doors lead to the three bedrooms and family bathroom. The insulated loft is accessed via a fitted ladder, and a smoke alarm completes the space.

Bedroom One

A spacious, beautifully presented bedroom with a panelled feature wall adding an elegant focal point. Built-in wardrobes with mirrored sliding doors, hanging rails and fitted drawers provide excellent storage while maintaining a clean, uncluttered feel. Carpeted flooring adds comfort, with a radiator and power points completing the room.

Bedroom Two

Another spacious, beautifully presented bedroom, featuring a panelled feature wall with lighting that adds warmth and character. Wood-effect laminate flooring complements the contemporary décor, while a UPVC double-glazed window to the rear elevation with views also brings in natural light. A radiator and power points complete the room.

Bedroom Three

A well-proportioned single bedroom with space for a single bed and wardrobe, equally suited to use as a nursery or home office. A UPVC double-glazed window to the front elevation provides natural light, with a radiator and power points completing this versatile room.

Family Bathroom

A stylish, newly fitted bathroom combining contemporary finishes with excellent storage. The three-piece suite comprises a back-to-wall WC, a wash basin set within fitted vanity units with cupboards, a black mixer tap and an illuminated mirror, alongside an L-shaped bath with a black mains-powered shower, handheld attachment and shower screen.

Partially tiled walls and tiled flooring create a cohesive finish, complemented by a towel rail radiator. UPVC double-glazed frosted windows to the side and rear elevations provide natural light and privacy, while an extractor fan completes the room.

Converted Garage - Multi-Purpose Room with Shower

The converted garage provides a versatile additional space, complemented by a separate shower room and a practical utility/storage area.

Multi-Purpose Room -

Accessed through a UPVC door, this well-presented room features recessed downlights, a wall-mounted electric radiator and power points. A UPVC double-glazed window to the side elevation provides natural light, while loft access offers additional practicality. A sliding wooden door opens into the adjoining shower room.

Shower Room -

Finished with fully tiled walls and flooring, the shower room comprises a walk-in shower with a mains-powered shower and handheld attachment, a pedestal wash basin with mixer tap over and W.C. Recessed downlights complete the space.

Utility / Storage Area -

A useful separate area with power and lighting, featuring worktop surfaces above provides space for a washing machine and dryer, together with room for additional storage.

Summer House / Office

Positioned on the upper tier of the garden, this versatile space is currently used as a home office and gym, providing a useful retreat away from the main house. Bi-folding doors open into a stylish interior featuring wood-effect laminate flooring and recessed downlights. Power points and an electric radiator add practicality and comfort, making this an appealing space for working from home, exercising or relaxing.

External

Front Garden - A block-paved driveway provides off-road parking for two cars, with an electric vehicle charging point adding everyday convenience. Alongside, a low-maintenance gravelled front garden is bordered by bushes, shrubs and fence panels, creating an attractive approach to the property. A wooden gate opens into a useful bin storage area.

Rear Garden - The spacious, immaculately presented rear garden is arranged over two thoughtfully designed tiers, offering a choice of inviting spaces for relaxing and entertaining.

The lower tier features Indian stone paving and a pergola, creating an ideal setting for outdoor seating or a bar area, as currently enjoyed by the vendors. The existing bar is not included in the sale. This level also provides access to the bin storage area and converted garage.

Wooden gate opens to steps that rise to the upper tier, where decking offers an easy-maintenance finish, complemented by raised flower beds and an ornamental pond that creates a charming focal point. The summer house / home office is accessed from here, with further storage to its side.

An additional raised seating area provides another spot to unwind, while curved-top lattice trellis fencing frames the garden and completes this attractive outdoor space.

Tel: 01352 711170

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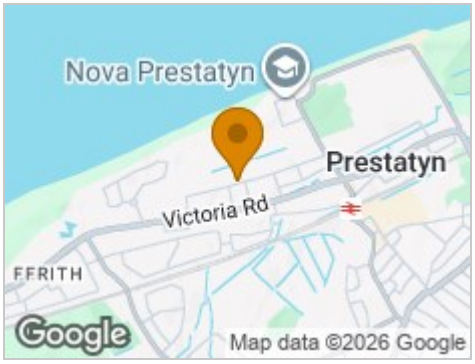
Road Map

Hybrid Map

Terrain Map

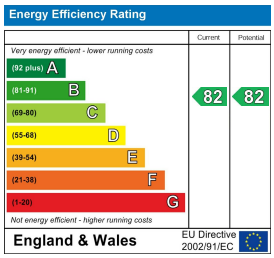


Floor Plan

Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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