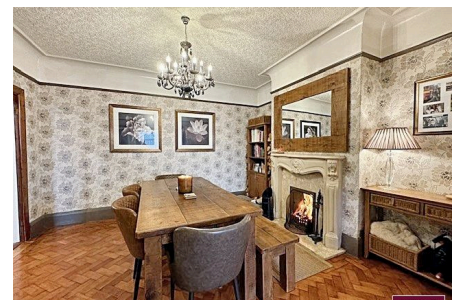


36 Gronant Road, Prestatyn, Denbighshire LL19 9NB

£389,000

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**NO FORWARD CHAIN** - This traditional semi detached family home stands in a popular and convenient location within walking distance to all amenities. Being well presented throughout the property offers spacious accommodation with three reception rooms, four bedrooms, good size kitchen, luxury bathroom and additional attic room. With extensive off road parking, carport, garage and a good size rear garden, early viewing is recommended.

**DIRECTIONS** From the Prestatyn office turn right and continue along Meliden Road, over the top of the High Street at the traffic lights and proceed onto Gronant Road, the property will be found on the right hand side just opposite the turning for Mostyn Avenue.

## Key Features

- PROMINENT LOCATION
- WALKING DISTANCE TO ALL AMENITIES
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- AMPLE PARKING/GARAGE/CARPORT
- LARGE REAR GARDEN
- TASTEFULLY APPOINTED THROUGHOUT
- NO FORWARD CHAIN
- FREEHOLD
- COUNCIL TAX - E EPC - E



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.

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

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