



CAVENDISH HOUSE, 18 Gronant Road, Prestatyn,
Denbighshire, LL19 9DS

PETER LARGE
The Plum Collection



CAVENDISH HOUSE
18 GRONANT ROAD
PRESTATYN
DENBIGHSHIRE
LL19 9DS

A substantial period property located in
Upper Prestatyn

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
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45-47 Market Street, Abergele, Conwy LL22 7AF
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Survey & Energy Assessors

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DESCRIPTION

A rare opportunity to acquire a substantial period property in the sought after location of Prestatyn which offers access to schooling for all age groups, the local High Street with an array of shops, public services and popular Retail Park. The property has been extended by the current owners and offers five reception room, kitchen, utility room and includes an amazing games room which can accommodate a full size snooker table. Having four double bedrooms, ensuite to the master bedroom and a family bathroom. It is approached over an extensive driveway providing ample off road parking which leads to a Garage with a manicured enclosed rear garden with a variety of trees, shrubs and plants.

COLONNADED PORCH

Timber Entrance Door

RECEPTION HALL

21' 2" x 7' 10" (6.47m x 2.40m) maximum. With cornice ceiling, power points and access to the Cellar.

SITTING ROOM

19' 7" x 13' 11" (5.99m x 4.25m) With double glazed sash style windows to the front elevation, cornice ceiling, feature open cast iron fireplace with tiled inset and hearth with timber mantel, power points and radiator.

L-SHAPED DINING ROOM

22' 5" x 14' 9" (6.85m x 4.50m) maximum. With sliding patio doors giving an outlook and access to the manicured rear garden, uPVC double glazed window to the rear, two radiators, power points and double doors giving access to the lounge.

CLOAKROOM

7' 11" x 3' 9" (2.43m x 1.16m) Having a two piece suite comprising low

flush w.c., pedestal wash hand basin and a window to the rear.

LOUNGE THROUGH MUSIC ROOM

35' 0" x 15' 3" (10.69m x 4.65m) maximum With a double glazed bay window to the front elevation, cornice ceiling, a feature Minster stone fireplace housing an electric log effect stove, power points, bi-folding doors lead to the music room with double doors giving access to the dining room, coved ceiling and radiator. Archway into:-

SUN LOUNGE

21' 0" x 7' 0" (6.41m x 2.14m) With two double glazed sliding patio doors giving access and outlook over the rear garden.

KITCHEN

21' 7" x 9' 11" (6.59m x 3.03m) Having a range of timber fronted base cupboards and drawers with matching wall units, worktop surface with single drainer one and quarter bowl sink, built-in hob with convector hood over, integrated dishwasher, built-in electric double oven, power points and part tiled walls.

HALLWAY

With a timber door and glazed side panel giving access to the front elevation.

GAMES ROOM

29' 7" x 20' 2" (9.02m x 6.16m) Of large dimensions allowing for a full size snooker table, wood effect wall panelling, power points, double doors leading to the Sun Lounge, coved ceiling, power points, sliding patio doors enjoying access and outlook over the rear garden.

W.C.

4' 4" x 2' 11" (1.34m x 0.89m) Having a low flush w.c., wash hand basin and tiled floor.

UTILITY ROOM

10' 2" x 9' 10" (3.10m x 3.00m) With a double sink stainless steel sink with cupboards beneath, plumbing installed for automatic washing machine, space for tumble dryer and fridge freezer, power points, tiled floor and window to the front elevation.

GARAGE

18' 2" x 15' 10" (5.56m x 4.83m) Having a personnel door giving access to the hallway, power and light installed, oil fired boiler serving the domestic hot water and heating system, electric remote controlled door.

Stairs with timber balustrade lead to the First Floor Accommodation and Landing with a skylight providing natural light, coved ceiling, power points and a loft access point.

MASTER BEDROOM

15' 5" x 13' 11" (4.70m x 4.26m) With radiator, power points, corniced ceiling and a double glazed window to the front elevation with views over rooftops towards the coast.

ENSUITE

7' 10" x 6' 6" (2.39m x 2.00m) Having a three piece suite in white comprising shower cubicle, low flush w.c., wash hand basin set into vanity unit, fully tiled walls, chrome heated towel rail, inset spotlighting and an outlook over the front elevation. Access to landing.

BEDROOM TWO

15' 5" x 14' 5" (4.72m x 4.41m) With radiator, coved ceiling, radiator and an enjoys an outlook towards the coast.

BEDROOM THREE

14' 9" x 14' 0" (4.50m x 4.27m) maximum. With radiator, coved ceiling, power points, wash hand basin set into vanity unit, double glazed sash

window enjoying an outlook over the rear garden and views of Prestatyn Hillside.

BEDROOM FOUR

14' 9" x 14' 5" (4.50m x 4.41m) Having a range of fitted furniture to include wardrobes, dressing table and bedside cabinets with top box storage, radiator, power points, coved ceiling and an outlook over the rear garden with views of Prestatyn Hillside.

BATHROOM

10' 7" x 8' 5" (3.23m x 2.57m) average measurement. With a four piece suite in white comprising free standing claw foot roll top bath, walk-in shower with glass screen, flip door and panelling, wash hand basin set into vanity unit, low flush w.c., walk-in airing cupboard with shelving and cylinder, heated towel rail, tiled walls and floor.

OUTSIDE

The property is approached over an extensive driveway providing off road parking for several vehicles and leads to an attached Garage with electric remote door. Having a lawn garden bounded by a stone wall. To the rear of the property is an enclosed garden with paved patio and large formal lawn adjoining with a variety of trees, shrubs and plants.

SERVICES

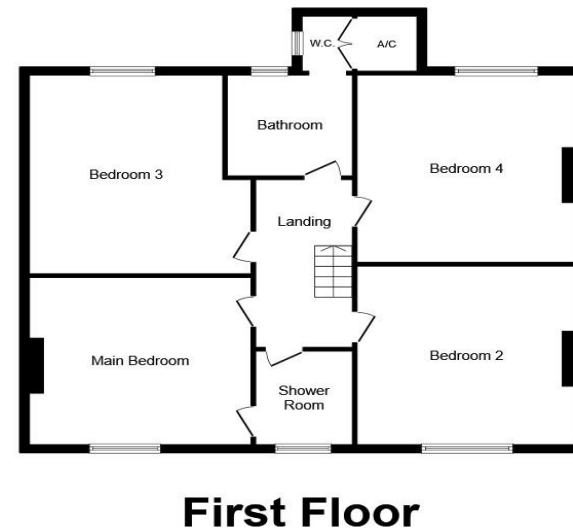
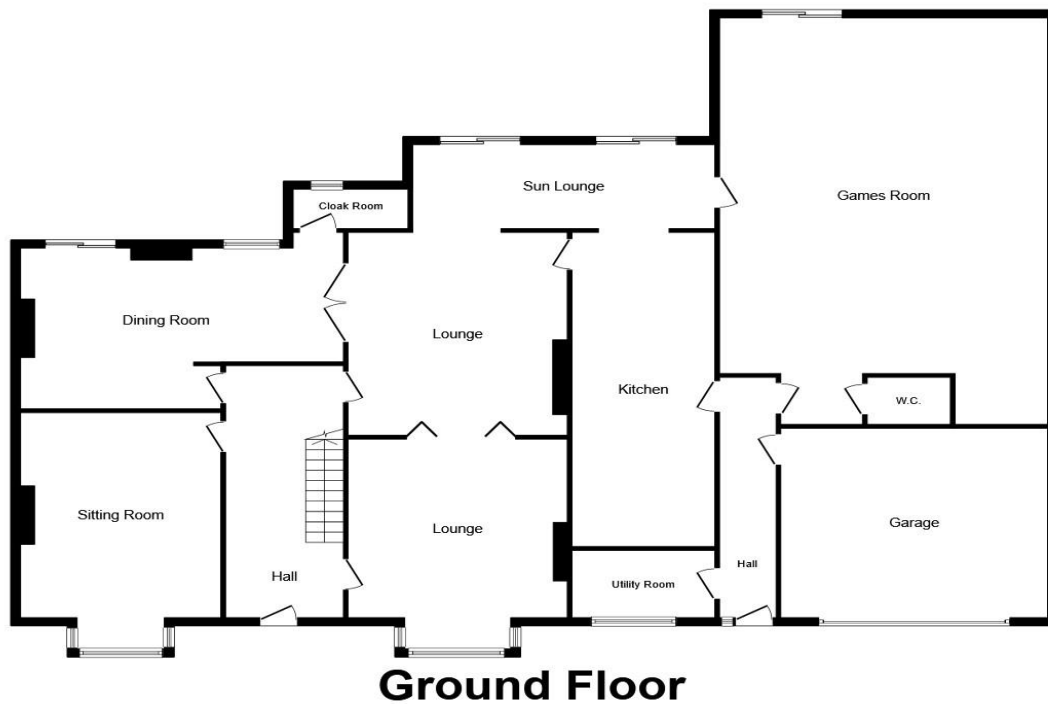
Mains electric and drainage are believed to be available or connected to the property with water by way of a meter and oil fired heating. All services and appliances are not tested by the Selling Agent.

TENURE Freehold

COUNCIL TAX BAND H

DIRECTIONS

From the Prestatyn office turn right onto Meliden Road and continue over the top of the High Street at the traffic lights onto Gronant Road and the property will be found on the right hand side before the traffic lights.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	38 F	
1-20	G		

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












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

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