



**Gwel Y Mor
Gronant
Prestatyn
Flintshire
LL19**

Offers in Excess of £150,000

bettermove

Gwel Y Mor

Prestatyn

Bettermove are proud to present this 2 bedroom semi-detached house in Gronant.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via a private driveway.

The council tax band is C.

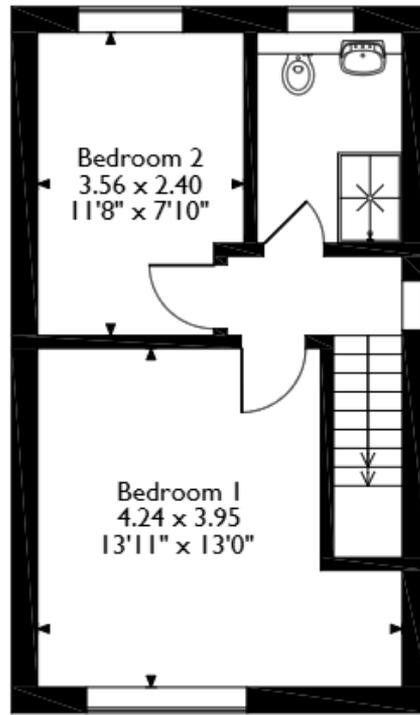
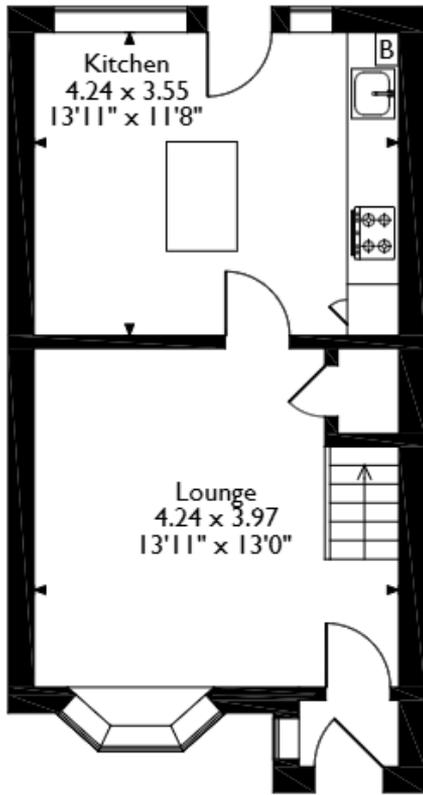
The interior of this well presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, alongside a modern shower room. Outside, the property boasts stunning views of the North Wales coastline, an private rear and side, low maintenance garden, perfect for enjoying the summer months.

Located in the sought after village of Gronant, Prestatyn, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and a short distance to the seafront. Excellent transport links can be found from Prestatyn Train Station, a variety of local bus routes, and quick access to the North Wales Expressway.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Gwel Y Mor, Gronant, Prestatyn
 Approximate Gross Internal Area
 67 Sq M/721 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	76
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	73	76
England, Scotland & Wales	EU Directive 2002/91/EC	



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