



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



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND
Tax band F

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE:
15th April 2021

OFFICE
19 Meliden Road
Prestatyn
Denbighshire
LL19 9SD

T: 01745 888100
E: prestatyn@peterlarge.com
W: www.peterlarge.com



10 Llys Chatsworth, Prestatyn, Denbighshire, LL19 9AD

£440,000

- FOUR DOUBLE BEDROOMS
- TWO ENSUITE FACILITIES
- OPEN PLAN KITCHEN/FAMILY ROOM
- SPACIOUS LOUNGE



DESCRIPTION

Situated in a cul-de-sac position in a sought after location in Upper Prestatyn is this well presented modern detached family home which was constructed approximately two years ago and has the benefit of a NHBC. The property enjoys a good size lounge, cloakroom, utility and a large open plan kitchen/family room with dining area and access to the enclosed, well stocked landscaped rear garden. Having four double bedrooms, two with en-suite facility and a family bathroom. Having the benefit of gas fired heating, double glazing, garage and driveway. Early viewing is recommended.

Composite Entrance door with glazed side panel into;-

ENTRANCE HALL

17' 5" x 5' 11" (5.31m x 1.82m) maximum. With radiator, natural stone tiled floor, two storage cupboards, radiator and power points.

CLOAKROOM

6' 2" x 3' 5" (1.89m x 1.06m) With a low flush w.c., pedestal wash hand basin with tiled splash back, continuation of natural stone tiled floor, radiator and a obscure glazed window.

SPACIOUS LOUNGE

21' 5" x 12' 11" (6.55m x 3.95m) With a uPVC double glazed bay window to the front elevation, two double panelled radiators, power points, coved ceiling and a built-in book case.

L SHAPED KITCHEN/FAMILY ROOM

28' 2" x 24' 9" (8.59m x 7.56m) maximum. Having a range of modern base cupboards and drawers with quartz worktop surface over, one and a quarter bowl sink with mixer tap over, integrated dishwasher, refrigerator and freezer with matching front décor panel, wall mounted units, built-in eye level double oven, 'Bosch' induction hob, two uPVC double glazed window overlooking the rear garden, inset spotlighting, coved ceiling, three radiators, double glazed 'French' doors giving access to the rear garden, ceiling lantern allowing in natural light and natural stone tiled flooring.

UTILITY ROOM

13' 9" x 5' 8" (4.21m x 1.74m) Having two base cupboards with worktop surface over, single drainer stainless steel sink, plumbing installed for automatic washing machine, wall mounted 'Worcester' gas fired boiler serving the domestic hot water and heating system, uPVC double glazed window to the rear elevation, power points, continuation of the natural stone tiled floor, door giving access to the side elevation.

Stairs from the Entrance Hall rise up to the First Floor Accommodation and **LANDING**

With a loft access point, power point, radiator, cupboard housing the 'Worcester' hot water cylinder.

MASTER BEDROOM

15' 11" x 12' 11" (4.87m x 3.96m) With a uPVC double glazed window to the front elevation, double panelled radiator and power points.

ENSUITE

10' 0" x 4' 11" (3.06m x 1.51m) Having a three piece suite comprising large purpose built shower cubicle with rainfall shower head, low flush w.c., pedestal wash hand basin, inset spotlighting, chrome heated towel rail, obscure glazed window, modern tiled walls to dado height and tiled floor.

BEDROOM TWO

15' 4" x 10' 6" (4.68m x 3.22m) With a uPVC double glazed window to the front elevation, power points and radiator.

ENSUITE

10' 6" x 3' 10" (3.22m x 1.19m) Having a low flush w.c., pedestal wash hand basin, purpose built shower cubicle with rainfall shower head, part tiled walls, chrome heated towel rail, inset spotlighting, tiled floor and an obscure glazed window.

BEDROOM THREE

15' 3" x 12' 11" (4.67m x 3.95m) With a uPVC double glazed window to the rear elevation, radiator, power point and a built-in storage cupboard.

BEDROOM FOUR

12' 1" x 11' 8" (3.70m x 3.57m) With a uPVC



double glazed window to the rear, double panelled radiator and power points.

BATHROOM

8' 5" x 7' 6" (2.57m x 2.30m) Having a four piece suite in white comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low flush w.c., shower cubicle, chrome heated towel rail, inset spotlighting, obscure glazed window, part tiled walls and tiled floor.

OUTSIDE

The property is approached over a block paved driveway providing off road parking with a small lawn adjoining with shrubbery borders. An INTEGRAL GARAGE 5.09m x 2.97m with an up and over door and personnel door to the side. The rear garden is a particular feature which has been landscaped with raised well stocked borders having a variety of plants and shrubs of interest with a central lawn and paved patio.

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 left onto Meliden Road and at the mini roundabout continue straight ahead bearing left at the bridge onto The Avenue Woodland Park, Llys Chatsworth will be found on the left hand side and the property will be seen directly at the head of the cul-de-sac.

