



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



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating			
Current	Potential	Current	Potential		
<p>AWAITING EPC</p>		<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(63-88) A</p> <p>(35-62) B</p> <p>(17-44) C</p> <p>(8-34) D</p> <p>(20-34) E</p> <p>(13-38) F</p> <p>(1-35) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	

COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

12th May 2021



OFFICE
19 Meliden Road
Prestatyn
Denbighshire
LL19 9SD

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

8 Plas Uchaf Avenue, Prestatyn, Denbighshire, LL19 9NR

£435,000

- FAMILY HOME
- UPPER PRESTATYN

- FIVE BEDROOMS
- KITCHEN/FAMILY ROOM

CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Prospective purchasers or tenants should not rely on these particulars as statement or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of PETER LARGE Estate Agents has the authority to make or give any representation or warranty in relation to the property. Room sizes are approximate and all comments are of the opinion of PETER LARGE Estate Agents having carried out a walk through inspection. These sales particulars are prepared under the consumer protection regulations 2008 and are governed by the business protection from misleading marketing regulations 2008.



DESCRIPTION

This large detached family house is situated within a short distance of Prestatyn's main town High Street with its array of shops, public services and popular Retail Park. Schooling for all ages is catered for within the town. The property offers every modern refinement with a renewed modern kitchen/family room, two further reception rooms, gym, hobbies room, utility room and a ground floor shower room. To the first floor there are five bedrooms and a family bathroom. It benefits by way of gas central heating, double glazing and stands in good size gardens to the rear with an entrance and exit driveway providing ample off road parking.

A glazed hardwood Entrance Door into:-

ENTRANCE PORCH

6' 3" x 3' 1" (1.92m x 0.95m) With a double glazed door into:-

RECEPTION HALL

16' 5" x 6' 11" (5.01m x 2.11m) With picture rail, dado rail, power points and radiator.

LOUNGE

13' 11" x 12' 10" (4.25m x 3.93m) With radiator, picture rail, power points and double glazed bay window to the front elevation.

DINING ROOM

13' 5" x 12' 10" (4.09m x 3.92m) With laminate flooring, power points, radiator and a double glazed window to the side elevation. Opening to:-

KITCHEN/FAMILY ROOM

20' 3" x 12' 9" (6.19m x 3.90m) Having an extensive range of modern fitted units comprising wall cupboards,

quartz worktops surface with base and drawers cupboards beneath, induction hob with concealed extractor hood over, built-in double electric oven, integrated dishwasher with matching front décor panel, one and a quarter bowl sink with a 'Quooker' 3 in 1 boiling tap and quartz splashback, power points, large Island with drawers and base units beneath, continuation of the laminate flooring, two radiators, inset spotlighting to ceiling, bi-fold doors giving access onto a large rear decking area and garden.

SIDE PORCH

8' 1" x 7' 4" (2.48m x 2.26m) With radiator, continuation of the laminate flooring, power points and a double glazed door giving access to the front elevation.

UTILITY ROOM

9' 7" x 6' 6" (2.94m x 1.99m) Having a single drainer sink with tiled splashback, worktop surface, base cupboard, plumbing installed for automatic washing machine, space for tumble dryer, storage cupboard and power points, double glazed window to the rear.

INNER HALL

GYM

10' 11" x 9' 3" (3.34m x 2.82m) With radiator, picture rail and power point.

HOBBIES ROOM

13' 1" x 7' 1" (4.00m x 2.16m) With laminate flooring, wall mounted 'Worcester' gas boiler

supplying the radiators and hot water, two double glazed windows to the side elevation and access to the rear.

SHOWER ROOM

10' 2" x 4' 11" (3.10m x 1.52m) Having a large walk-in shower with splash screen and rainfall shower head, wash basin and w.c set into vanity unit, tiled walls, heated towel rail, inset spotlighting to ceiling.

Stairs from the Reception Hall lead to the First Floor Accommodation and split Landing.

BEDROOM ONE

12' 11" x 12' 10" (3.94m x 3.92m) With radiator, power point, picture rail and a double glazed window giving an aspect over the front of the property.

BEDROOM TWO

13' 5" x 10' 7" (4.10m x 3.25m) With radiator, picture rail, power point and a double glazed window to the rear.

BEDROOM THREE

11' 11" x 9' 10" (3.65m x 3.01m) With radiator, power point, picture rail and a double glazed window to the rear.

L-SHAPED BEDROOM FOUR

10' 10" x 9' 0" (3.31m x 2.75m) maximum. With radiator, power points and a double glazed window giving an aspect over the front.

BATHROOM

9' 3" x 7' 5" (2.83m x 2.28m) Having a four piece suite in white comprising shower cubicle, panelled bath, low flush w.c., pedestal wash hand basin, part tiled walls and radiator.

BEDROOM FIVE (AT PRESENT USED AS A STUDY)

7' 3" x 7' 1" (2.22m x 2.16m) Currently used as a Study with radiator, power points, picture rail and a double glazed window to the front.

OUTSIDE

The property is approached over a driveway with separate entrance and exit providing ample off road parking for several vehicles. A timber gate gives access to the enclosed rear garden which has a large timber deck area with steps down to a lawn, SUMMER HOUSE having power and light installed, and a raised flower bed, a timber constructed GARDEN STORE, it is bounded by privet hedging to part, breeze block walling and some timber fencing.

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 right onto Plas Uchaf Avenue and after a short distance the property will be found on the right hand side by way of a 'For Sale' sign.

