



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



COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

30th June 2021



**5 Parc Aberconwy, Prestatyn, Denbighshire ,
LL19 9HE**

NO CHAIN £325,000

- FOUR BEDROOMS
- DETACHED HOUSE
- UPPER PRESTATYN
- ATTRACTIVE GARDENS

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DESCRIPTION

A beautiful four bedroom detached family home is located in Upper Prestatyn and enjoys sea views. Having two reception rooms, a fitted kitchen with dining area, rear conservatory and a family bathroom. It benefits from gas heating and double glazing and stands in landscaped gardens to the front and rear with a driveway and double garage. The property is well presented throughout and early viewing is advisable.

uPVC and lead effect double glazed Entrance Door with windows to side into:-

ENTRANCE PORCH

8' 7" x 4' 3" (2.63m x 1.32m) With tiled floor, uPVC and double glazed door with side panels into:-

ENTRANCE HALL

With Oak flooring, cloaks cupboard, further under stair cupboard, coved ceiling, power points and a double panelled radiator.

CLOAKROOM

6' 6" x 2' 11" (1.99m x 0.91m) Having a low flush w.c., wall mounted wash hand basin, part tiled walls, obscure glazed window, Oak flooring and a door giving access to the attached Garage.

KITCHEN/DINER

15' 7" x 9' 1" (4.77m x 2.77m) Having a range of cream fronted base cupboards and drawers with granite worktop surface over, built-in gas double oven with electric grill, four ring gas hob with concealed extractor

Accommodation and Landing with a loft access point, power point, linen storage cupboard and window enjoying a view towards the coast.

BEDROOM ONE

13' 1" x 9' 10" (4.01m x 3.01m) Having a fitted wardrobe, radiator, power points and a uPVC lead effect double glazed window to the front elevation with views towards the coast.

BEDROOM TWO

12' 0" x 9' 10" (3.66m x 3.01m) With a built-in cupboard, radiator, power point, circular wash hand basin set into vanity unit, double glazed window to the rear elevation.

BEDROOM THREE

9' 11" x 8' 8" (3.03m x 2.66m) With a lead effect double glazed window to the front elevation with coastal views, radiator and power point.

BEDROOM FOUR

9' 2" x 8' 4" (2.81m x 2.56m) With radiator, double glazed window to the rear and power point.

BATHROOM

8' 7" x 6' 11" (2.64m x 2.11m) Having a four piece suite comprising purpose built shower cubicle, panelled bath, pedestal wash hand basin, low flush w.c., tiled walls and a obscure glazed window.

OUTSIDE

The property is approached over a driveway and

provides ample off road parking and leads to an ATTACHED GARAGE 5.67m x 4.64m with an electric remote controlled door, plumbing for an automatic washing machine, wall mounted boiler serving the radiators and domestic hot water, window and door to the side elevation, power and light installed. Having lawn gardens to the front with a variety of established shrubs and plants. The rear garden is a particular feature of the property with a paved patio, timber constructed Garden Shed, railway sleepers have created a raised rose bed with steps leading to a lawn garden with further sleepers creating raised borders having a variety of plants of interest. There is a seating area with timber PERGOLA and established 'Wisteria', a slate gravel patio which enjoys the evening sun, bounded by timber fencing and established hedge to part providing privacy.

SERVICES

Mains electric, gas, water and drainage are believed available or connected to the property. All services and appliances are not tested by the Selling Agent.

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, take the sixth turning on the right onto Aberconwy Road and proceed up the road bearing left onto Parc Aberconwy and the property will be seen on the left hand side.



Stairs from the Hallway lead up to the First Floor