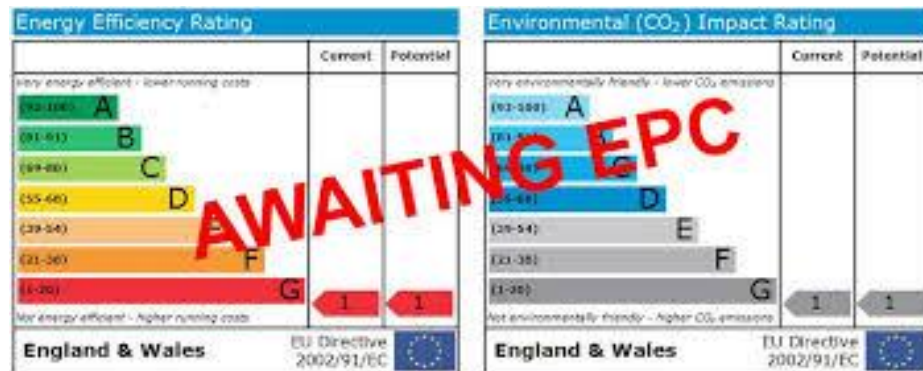


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



COUNCIL TAX BAND
Tax band F

TENURE
Freehold

LOCAL AUTHORITY
Denbighshire County Council

DATE:
30th June 2021

OFFICE
19 Meliden Road
Prestatyn
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5 Parc Aberconwy, Prestatyn, Denbighshire ,
LL19 9HE

NO CHAIN £325,000

- FOUR BEDROOMS
- DETACHED HOUSE

- UPPER PRESTATYN
- ATTRACTIVE GARDENS

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

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

hood over, matching wall units, one and a quarter bowl sink, integrated fridge, freezer and dishwasher with matching front décor panels, power points, part tiled walls, tiled floor, uPVC lead effect double glazed window with views towards the coast, further high level window allowing in natural light, mock beam ceiling and a uPVC double glazed door into:-

SIDE PORCH

10' 4" x 4' 2" (3.15m x 1.28m) With tiled floor and doors giving access to both the front and rear elevations.

LOUNGE

18' 11" x 11' 4" (5.77m x 3.46m) With a feature lime stone fire surround housing an electric fire, power points, coved ceiling, radiator, uPVC double glazed window to the rear elevation, double doors to the dining room and sliding patio doors into:-

CONSERVATORY

9' 6" x 9' 5" (2.91m x 2.88m) With timber effect flooring, wall heater, outlook and access to the landscaped rear garden.

DINING ROOM

9' 2" x 8' 3" (2.81m x 2.53m) With radiator, power points and 'French' doors leading out to the rear garden.

Stairs from the Hallway lead up to the First Floor

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.

