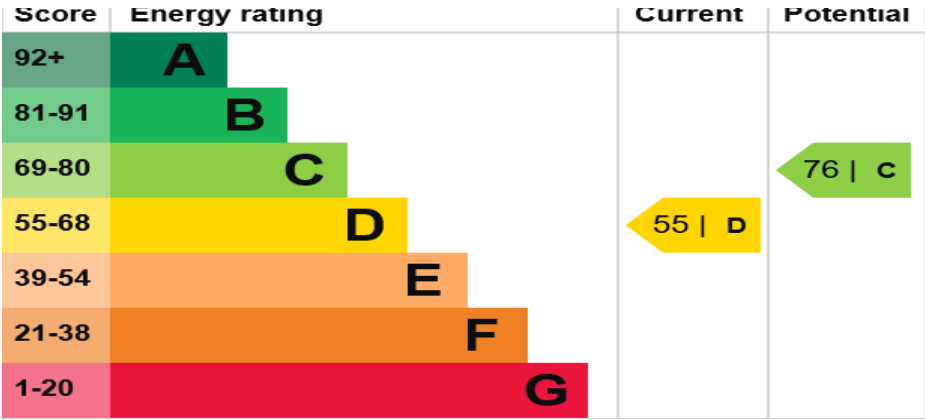


This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**COUNCIL TAX BAND**  
Tax band G

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Denbighshire County Council

**DATE:**  
2nd June 2021

OFFICE

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The Hollins, Manor Close, Prestatyn, Denbighshire,  
LL19 9PH

£475,000

- SOUGHT AFTER LOCATION
  - IMMENSE CHARM
- FOUR BEDROOMS
  - ATTRACTIVE GARDENS





### DESCRIPTION

An opportunity to acquire a home of individual design in a most sought after location in Upper Prestatyn. Standing in established landscaped gardens with a wide variety of plants of interest which would appeal to the keen gardener. The property offers two good size reception rooms, fitted kitchen, cloakroom and utility with an attached garage. Having four bedrooms and family bathroom to the first floor, enjoying superb views over Prestatyn towards the coast, Orme and Snowdonia.

Double glazed door into:-

### ENTRANCE CONSERVATORY

12' 3" x 10' 0" (3.74m x 3.05m) With tiled floor, double glazed arch windows to the front elevation, timber and glazed door into:-

### HALLWAY

With timber flooring, double panelled radiator, power points and feature coved ceiling.

### DINING ROOM

14' 10" x 14' 9" (4.54m x 4.50m) With double glazed feature bay window, open fire place with slate inset and hearth with tiled surround, coved ceiling, power points and radiator.

### LOUNGE

15' 0" x 14' 7" (4.59m x 4.45m) With feature bay window to front elevation and further window to side, living flame coal effect fire with marble inset and hearth and feature surround, power points, double panelled radiator and coved ceiling.

### KITCHEN

18' 8" x 11' 9" (5.71m x 3.59m) Having a range of base cupboards and drawers with worktop surface over, matching wall units, built in electric oven, four ring gas hob with convector hood over, further dresser unit with open shelving and built-in wine rack, part tiled walls, power points, one and a quarter single drainer sink with mixer tap over, radiator, inset spot lighting, tiled flooring and access to the garden.

### GROUNDFLOOR CLOAKROOM

4' 9" x 2' 5" (1.45m x 0.76m) With low flush w.c, wall mounted wash basin, tiled walls and floor.

### UTILITY ROOM

11' 10" x 6' 2" (3.62m x 1.90m) With tiled flooring, base cupboards, single drainer stainless steel sink, plumbing for automatic washing machine, radiator, space for fridge/freezer and a wall mounted 'Worcester' gas fired boiler.

Staircase from the Reception Hall leads to the First Floor accommodation and Landing with power points.

### BEDROOM ONE

14' 7" x 12' 2" (4.47m x 3.71m) Having a range of fitted wardrobes with matching bedside cabinets and dressing table with drawers, window to the front elevation having outstanding views over Prestatyn towards Snowdonia and the Orme, further window to the side elevation, double panelled radiator and power points.

### BEDROOM TWO

12' 9" x 12' 1" (3.89m x 3.70m) With double glazed window to side elevation with an outlook towards Prestatyn Hillside and two further windows, coved ceiling, power points and double panelled radiator.

### BEDROOM THREE

11' 10" x 11' 5" (3.62m x 3.49m) With window overlooking the rear elevation towards the Hillside, further window to side elevation with coastal views over Prestatyn town, power points and radiator.

### BEDROOM FOUR

9' 7" x 9' 7" (2.93m x 2.93m) Having a built-in wardrobe with mirror fronted sliding doors, three windows enjoying an outlook over Prestatyn towards the Orme and Snowdonia, double panelled radiator and power points.

### BATHROOM

8' 2" x 6' 7" (2.50m x 2.02m) Having a three piece suite comprising panelled bath with shower over, low flush w.c, wash hand basin set into vanity unit with storage beneath, part tiled walls, inset spot lighting, window with superb views towards the coast, radiator and loft access point.

### OUTSIDE

The property is approached over a driveway providing off-road parking for several vehicles and leads to an attached GARAGE with up and over door. The gardens are a particular feature and would appeal to a keen gardener as they are landscaped with a variety of shrubs, trees and

flowering plants to the front, bounded by mature hedging providing privacy with timber fencing to part. A timber fence and gate lead to the rear garden with borders containing a wide variety of flowering plants and established shrubs. There is a block paved patio with borders having climbing plants, roses and an ornamental pond. Pathways lead up to a teared lawn garden with borders providing a variety of plants of interest and all year round colour with a timber SUMMER HOUSE, established trees including conifers. Steps leading down to a lower lawn with a variety of acers, conifers and shrubs to include orange blossom and ferns with a timber GARDEN STORE and a variety of climbing roses bounded by 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 proceed up Plas Uchaf Avenue which runs along side the office and proceed to the t-junction, turn right onto Stoneby Drive and first left onto Orme View Drive, turn left onto Manor Close and the property is on the left hand side.

