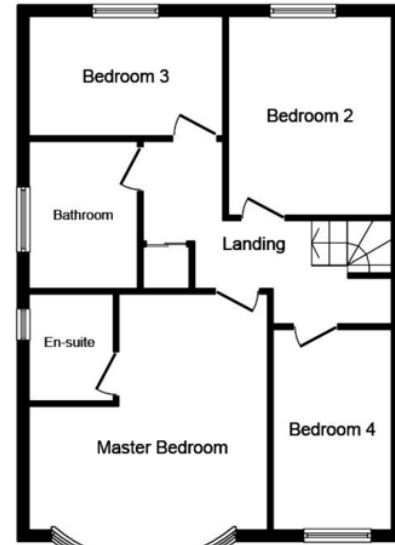


Ground Floor



First Floor

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		
81-91	B		
69-80	C		
55-68	D	57 D	76 C
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band E
Annexe Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Denbighshire County Council

DATE:

8th December 2020

OFFICE
19 Meliden Road
Prestatyn
Denbighshire
LL19 9SD

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



30 Victoria Road, Prestatyn, Denbighshire , LL19 7TA

£260,000

- FOUR BEDROOM FAMILY HOME
- ONE BEDROOM ANNEXE
- ADDITIONAL HOLIDAY LET
- GAS FIRED HEATING

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 link detached four bedroom family home offers versatile accommodation with an adjoining one bedroom Annexe and a separate one bedroom Holiday Let. Situated within walking distance of the coast, train station and Retail Park with bus service running nearby. The property benefits from gas fired heating, off road parking and an enclosed rear garden. Viewing is highly recommended.

Double glazed Entrance Door into:-

ENTRANCE HALL

With laminate wood effect floor, double panelled radiator, picture rail, cupboard housing the electric meter and useful under stairs cupboard.

LOUNGE

16' 0" x 13' 11" (4.88m x 4.25m) With continuation of the laminate wood effect flooring, double glazed bay window to the front elevation, ornamental coal effect fire with tiled inset and hearth with ornate timber surround, picture rail, power points and a double panelled radiator.

DINING ROOM

11' 8" x 11' 7" (3.58m x 3.55m) With double panelled radiator, picture rail, power points and French doors allowing access and outlook to the rear garden.

KITCHEN

16' 0" x 9' 5" (4.90m x 2.89m) Having a range of base cupboards and drawers with worktop surface over, space for a 'Range' style cooker, plumbing for automatic washing machine, one and a quarter single drainer stainless steel sink with mixer tap over, matching wall units, part tiled walls, power points, convector canopy wall mounted 'Worcester' gas fired boiler serving the domestic hot water and heating system, double glazed window to the rear elevation, tiled floor, double panelled radiator, space for fridge/freezer and dining table.

Stairs from the Reception Hall leads to the first floor accommodation and Landing with loft access point, radiator, picture rail and linen storage cupboard.

MASTER BEDROOM

13' 2" x 10' 6" (4.02m x 3.22m) With double glazed bay window to front elevation, coved ceiling, power points and double panelled radiator.

ENSUITE

6' 5" x 5' 2" (1.97m x 1.58m) Having a three piece suite comprising purpose built shower cubicle housing a 'Mira' shower, low flush w.c, modern circular wash hand basin with mixer tap over, part tiled walls, radiators and slate effect tiled floor.

BEDROOM TWO

11' 2" x 10' 9" (3.42m x 3.29m) With a double glazed window to the rear elevation, radiator and power points.

BEDROOM THREE

11' 2" x 7' 0" (3.41m x 2.15m) With double glazed window to the rear elevation, laminate wood effect flooring, radiator and power points.

BEDROOM FOUR

12' 1" x 6' 10" (3.69m x 2.10m) With a feature bay window incorporating window seat to the front elevation, radiator and power points.

BATHROOM

8' 4" x 6' 5" (2.56m x 1.96m) Having a four piece suite comprising panelled bath with mixer tap over, shower cubicle housing a 'Mira' shower, pedestal wash hand basin, low flush w.c, double panelled radiator, part tiled walls and extractor fan.

Doorway in the Hallway leads to the attached Annexe which also has a separate double glazed door entrance into Hall:-

ANNEXE BEDROOM

17' 4" x 10' 7" (5.30m x 3.24m) With seating area, double glazed window to the front elevation, power points and double panelled radiator. Serving hatch to:-

ANNEXE KITCHEN

5' 10" x 4' 11" (1.78m x 1.52m) With base cupboards and drawers, single drainer stainless steel sink with work top to side, power points, part tiled walls and space for under counter fridge.

ENSUITE

6' 1" x 5' 2" (1.86m x 1.58m) Having a shower cubicle housing a Mirar shower, low flush w.c, pedestal wash hand basin, part tiled walls, double panelled radiator and slate effect tiled floor.

OUTSIDE

The property is approached over a large concrete driveway providing ample off-road parking with pathway leading to the front entrance having a small lawn adjoining. A pathway to the side of the property and timber gate gives access to the rear garden with a raised lawn, slate gravel chipped seating area, glazed lean-to and outside store.

HOLIDAY LET ACCOMODATION

Having a separate front garden with paved path and gravelled slate chip to a timber and glazed door into:-

ENTRANCE PORCH/SUNROOM

11' 2" x 5' 4" (3.41m x 1.64m) Oak framed and double glazed with vinyl wood effect floor and double glazed door into:-

LOUNGE

23' 9" x 12' 6" (7.26m x 3.82m) With two radiators, inset spot lighting, sky light allowing in natural light and a range of fitted storage cupboards, some at a high level one of which houses a 'Worcester' gas fired boiler.



KITCHEN

7' 7" x 6' 10" (2.32m x 2.10m) Having a range of white high gloss base cupboards and drawers, matching wall units, worktop surface, circular single drainer stainless steel sink with mixer tap over, built-in electric oven, four ring hob with convector canopy over, inset spot lighting, space for fridge/freezer and power points.

WETROOM

8' 3" x 4' 7" (2.53m x 1.41m) Having a three piece suite comprising shower with rainfall shower head, low flush w.c, wash hand basin set into vanity unit with storage beneath, modern fully tiled walls with complimentary floor tile, chrome heated towel rail and inset spot lighting.

BEDROOM

13' 2" x 10' 6" (4.02m x 3.22m) Having a double panelled radiator, power points and double glazed door giving access to :-

OUTSIDE

Which is slate chip gravelled for ease of maintenance.

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 left to the mini roundabout, turn right onto Ffordd Pendyffryn and continue past the bus station, proceed over the railway bridge and at the traffic lights turn left onto Victoria Road where the property can be found on the right hand side by way of a 'For Sale' sign.

