

## 11 Aberconway Road, Prestatyn, Denbighshire LL19 9HH

£470,000

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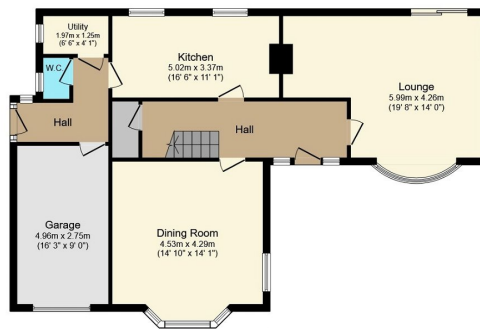


This sizeable five bedroom detached family home is situated in sought after location within Upper Prestatyn and is in walking distance of all amenities. Having two large reception rooms, kitchen with utility room and cloakroom. Benefitting from gas fired heating, double glazing and an integral Garage with extensive lawned rear gardens. Viewing is highly recommended.

**DIRECTIONS** From Prestatyn office proceed along Gronant Road and take the fifth turning on the right onto Aberconway Road and the property can be seen on the left.

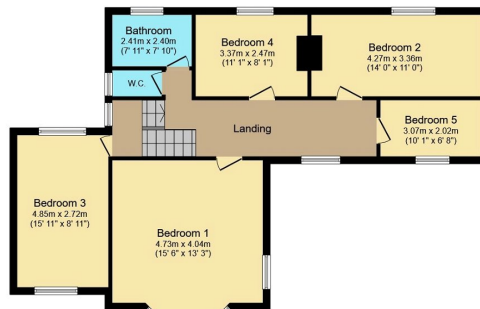
## Key Features

- UPPER PRESTATYN
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- FAMILY HOME
- COUNCIL TAX BAND - G
- FIVE BEDROOMS
- LARGE REAR GARDEN
- AMPLE PARKING & GARAGE
- FREEHOLD
- EPC - D



**Ground Floor**

Floor area 92.0 sq.m. (990 sq.ft.) approx



**First Floor**

Floor area 81.3 sq.m. (875 sq.ft.) approx

Total floor area 173.2 sq.m. (1,865 sq.ft.) approx

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

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