



28 BRYNTIRION DRIVE, Prestatyn, Denbighshire,
LL19 9NU

PETER LARGE
The Plum Collection



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PRESTATYN
DENBIGHSHIRE
LL19 9NU

This spacious detached family home is situated in a sought after location within Upper Prestatyn

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Residential

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DESCRIPTION

This impressive detached family home occupies a corner position in a sought after location within Upper Prestatyn and is within walking distance of local amenities. The town of Prestatyn has a busy High Street with popular Retail Park offering shops such as Tesco, Marks & Spencer and Next. There is also a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester. In Prestatyn there is a champion links golf course, main line railway station and stretches of award winning beaches. The property has an impressive reception hall with a galleried landing, three spacious reception rooms, fitted kitchen with utility room off and a cloakroom. With four double bedrooms, the master bedroom has an en-suite facility with a large family bathroom having a four piece suite. The wrap around gardens are laid to lawn bounded by 'Beech' hedging with a block paved driveway providing off road parking for several vehicles and gives access to a double garage facility.

OPEN STORM PORCH Timber and glazed Entrance Door with glazed side panels into:-

IMPRESSIVE RECEPTION HALL Having a galleried Landing with timber balustrade, useful under stairs storage cupboard, double panelled radiator, coved ceiling and power points.

CLOAKROOM With a low flush w.c., wall mounted wash hand basin with tiled splash back, radiator, obscure glazed window and coved ceiling

LOUNGE Having an electric fire on a raised quarry tiled hearth with a brick surround and timber mantel over, power points, coved ceiling, two timber framed lead effect double glazed windows overlooking the front elevation, double panelled radiator and opening into SEATING AREA with a double panelled radiator and two timber framed lead effect double glazed windows overlooking the rear garden.

From the Reception Hall there are timber double doors into:-

DINING ROOM With two timber frame lead effect double glazed windows overlooking the front elevation, double panelled radiator, power points, coved ceiling and timber double doors into:-

SUN LOUNGE With a double panelled radiator, power points, timber frame lead effect double glazed windows to the side elevation, double glazed sliding patio doors give access to the rear garden.

KITCHEN Having an extensive range of timber fronted base cupboards and drawers with worktop surface over, single drainer stainless steel sink unit with mixer tap over, matching wall unit, built-in electric eye level oven and grill, built-in electric 'Bosch' hob with a convector hood over, plumbing for dishwasher, tiled splash back, power points, space for dining table, timber framed lead effect double glazed window to the rear elevation and a exposed brick wall to part.

UTILITY ROOM Having space for a fridge freezer, plumbing installed for an automatic washing machine with worktop surface over, wall mounted 'Ideal' gas fired boiler serving the domestic hot water and heating system, tiled walls, power points and access to the rear garden.

A turned staircase with timber balustrade and half landing with a feature arched window leads up to the GALLERIED LANDING with a loft access point, large airing cupboard housing the water cylinder and shelving, two lead effect double glazed windows to the front elevation, radiator and power point.

BEDROOM ONE Having an extensive range of fitted wardrobes with top box storage and matching bedside cabinets, double panelled radiator, lead effect double glazed windows to the front elevation, double panelled radiator and power points.

ENSUITE Having a purpose built shower with tiled walls, his and hers wash hand basins set into vanity unit, bidet and low flush w.c., part tiled walls, double panelled radiator and two obscure glazed windows.

FAMILY BATHROOM Having a four piece suite comprising corner jet bath, shower cubicle with rainfall shower head, pedestal wash hand basin, low flush w.c., double panelled radiator, fully tiled walls and a obscure glazed window.

BEDROOM TWO Having a fitted wardrobe with mirror fronted sliding doors, double panelled radiator, power points and a timber framed lead effect double glazed window enjoying an outlook towards the Hillside.

BEDROOM THREE With a timber framed lead effect double glazed window to the rear elevation, radiator, built-in wardrobe with mirror fronted sliding doors and power points.

BEDROOM FOUR (currently used as a Study) with a dual aspect enjoying views towards the Hillside, power points and a double panelled radiator.

OUTSIDE The property is approached over a block paved driveway providing off road parking for several vehicles and access to a DOUBLE GARAGE with power and light installed, two up and over doors, personnel door to the rear. Occupying a corner position the gardens to front are laid to lawn bounded by Beech hedging, a pedestrian gate and pathway lead to the front entrance. Gates to either side of the property lead to the enclosed rear garden with paved patio and pathway having an adjoining lawn with established borders containing a variety of plants and shrubs of interest providing all year round colour, bounded by timber fencing. Outside lighting and water tap.

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.

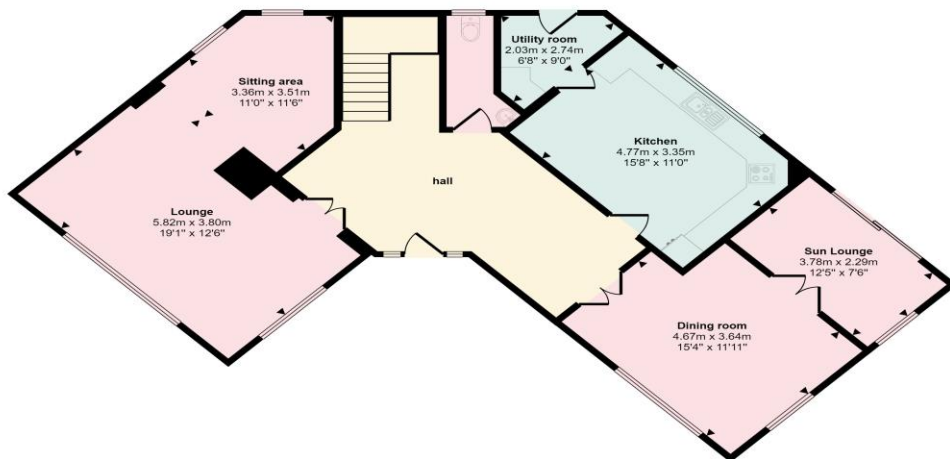
DIRECTIONS From the Prestatyn office turn left and continue straight across at the mini roundabout, turn left just before the bridge onto The Avenue, Woodland Park and immediate left onto Coed Mor Drive where the property will be seen at the far end on the left hand side by way of a 'For Sale' sign.

TENURE – Freehold

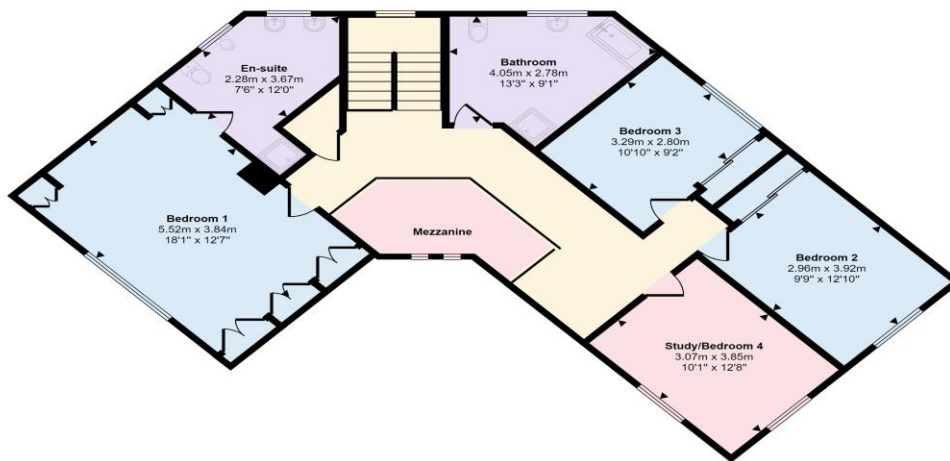
COUNCIL TAX BAND - G

EPC – D

Approx Gross Internal Area
206 sq m / 2220 sq ft



Ground Floor
Approx 106 sq m / 1141 sq ft



First Floor
Approx 100 sq m / 1078 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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