



4 MOUNT IDA ROAD, Prestatyn, Denbighshire, LL19 9EL

PETER LARGE
The Plum Collection



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PRESTATYN
DENBIGHSHIRE
LL19 9EL

Situated in an elevated position in Upper Prestatyn is this detached four/five bedroom detached house enjoying superb panoramic views over the town towards Snowdonia and the coast.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
19 Clwyd Street, Rhyl, Denbighshire LL18 3LA
45-47 Market Street, Abergele, Conwy LL22 7AF

Residential

t. 01745 888100
t. 01745 334411
t. 01745 825511

prestatyn@peterlarge.com
rhyl@peterlarge.com
abergele@peterlarge.com

Situated in an elevated position in Upper Prestatyn is this detached 4/5 bedroom detached house enjoying superb panoramic views over Prestatyn towards Snowdonia and the coast. Having an open plan kitchen/diner, utility room, cloak room, lounge, dining room, study/ground floor bedroom. To the first floor there are four double bedrooms, two of which enjoy an ensuite facility, spacious family bathroom and balcony off the master bedroom enjoying the superb views. The town of Prestatyn with its retail park and busy High Street are both only a few minutes away. 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.

OPEN STORM PORCH Timber and glazed door with glazed side panels into

ENTRANCE HALL With Oak flooring, radiator and a small cupboard housing the meter.

CLOAKROOM Having a low flush w.c., wash hand basin set into vanity unit, radiator, part tiled walls, obscured glazed window and a continuation of the Oak flooring.

OPEN PLAN KITCHEN/DINER Having a range of white high gloss fronted base cupboards and doors with granite worktop surface, one and a half bowl sink with mixer tap over, void for a cooking range with chrome splashback and convector canopy over, plumbing for dishwasher, space for American style refrigerator with storage above, wall mounted units, open display shelving, inset spotlighting, power points, part tiled walls, two double glazed windows overlooking the rear garden. Having a continuation of the Oak flooring to the dining area, useful under stairs storage cupboard, two double panelled radiators and double glazed window to the side enjoying the super views towards Snowdonia.

UTILITY ROOM Having plumbing for an automatic washing machine, space for tumble dryer, base cupboards and drawers with worktop surface over, one and a quarter bowl single drainer sink, wall mounted cupboard, Worcester gas fired boiler serving the domestic hot water and heating system, power points, radiator, double glazed window to the side elevation, tiled floor and door giving access to the gardens.

LOUNGE Having a continuation of the Oak flooring, three double panelled radiators, power points, three picture windows to the front and side elevations taking full advantage of the superb panoramic views over the town of Prestatyn towards Snowdonia and Blackpool on a clear day.

DINING ROOM Having a continuation of the Oak flooring, double panelled radiator, power points and large picture window to the front elevation enjoying the breathtaking panoramic views.

STUDY/GROUND FLOOR BEDROOM Having a continuation of the Oak flooring, double panelled radiator, power points and a double glazed window overlooking the rear.

Staircase from the Hallway rises up to the First Floor accommodation and **LANDING** with a Velux style window allowing in natural light, Power points and useful airing cupboard with shelving, further cupboard housing the water cylinder.

MASTER BEDROOM Having a picture window and French doors giving access to the **BALCONY** with glass balustrade, enjoying superb views over Prestatyn town towards the coast and beyond, two walk-in wardrobes fitted with hanging rails and shelving, radiator and power points.

EN-SUITE Having a purpose built shower cubicle, pedestal hand wash basin, low flush w.c., radiator, fully tiled walls, inset spotlighting, obscured glazed window and complementary floor tiles.

BEDROOM TWO With a large picture window taking full advantage of the stunning PANORAMIC VIEWS, double panelled radiator, fitted wardrobes with sliding doors and power points.

EN-SUITE TWO Having a purpose built shower cubicle, pedestal wash hand basin, low flush w.c., radiator, fully tiled walls, complementary floor tiles and inset spotlighting.

BEDROOM THREE With two double glazed windows to the rear elevation overlooking the garden, radiator, power points and fitted wardrobes with mirror fronted sliding doors.

BEDROOM FOUR With a large picture window overlooking the rear garden, radiator, power points and built-in storage cupboard.

BATHROOM Having three piece suite comprising free standing roll top clawfoot bath with mixer tap and shower attachment, pedestal wash hand basin, low flush w.c., part tiled walls to dado height, tiled floor, obscure glazed window, inset spotlighting and radiator.

OUTSIDE Having a single detached Garage with up and over doors, pedestrian steps lead up to the elevated front entrance with tiered landscaped gardens comprising block paved seating terrace, small lawned garden with further paved seating area, mature hedging providing privacy and borders of interest with established shrubs and plants. A pathway leads to the rear garden which is also tiered having been landscaped with stone retaining walls, lawned gardens, three timber constructed garden stores, gravelled seating area bounded by hedging. Steps lead up to the tiered areas bounded by borders with a variety of rose trees.

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.

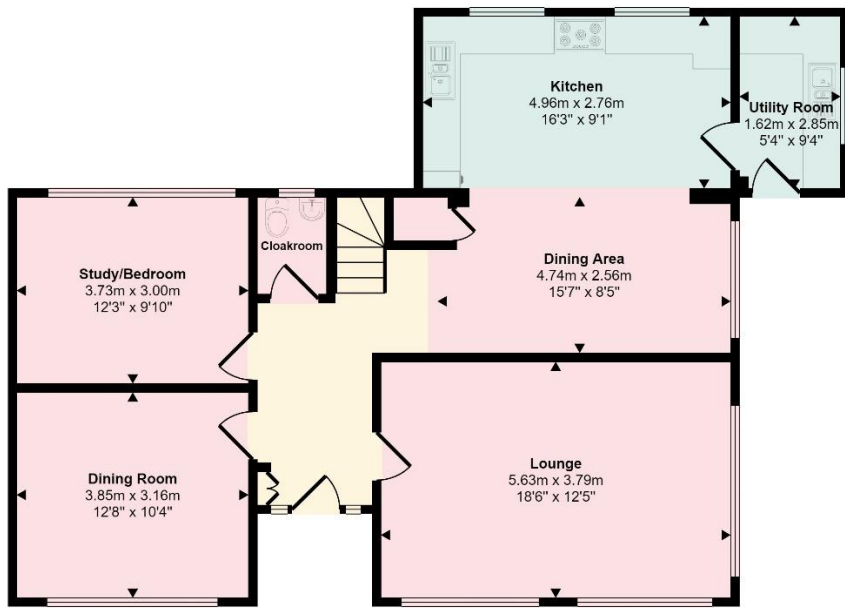
DIRECTIONS From the Prestatyn office turn right onto Meliden Road and at the traffic lights turn right onto Fforddlas, at the top of the road bear left onto Mount Ida Road and the property will be seen on the right hand side.

TENURE – Freehold

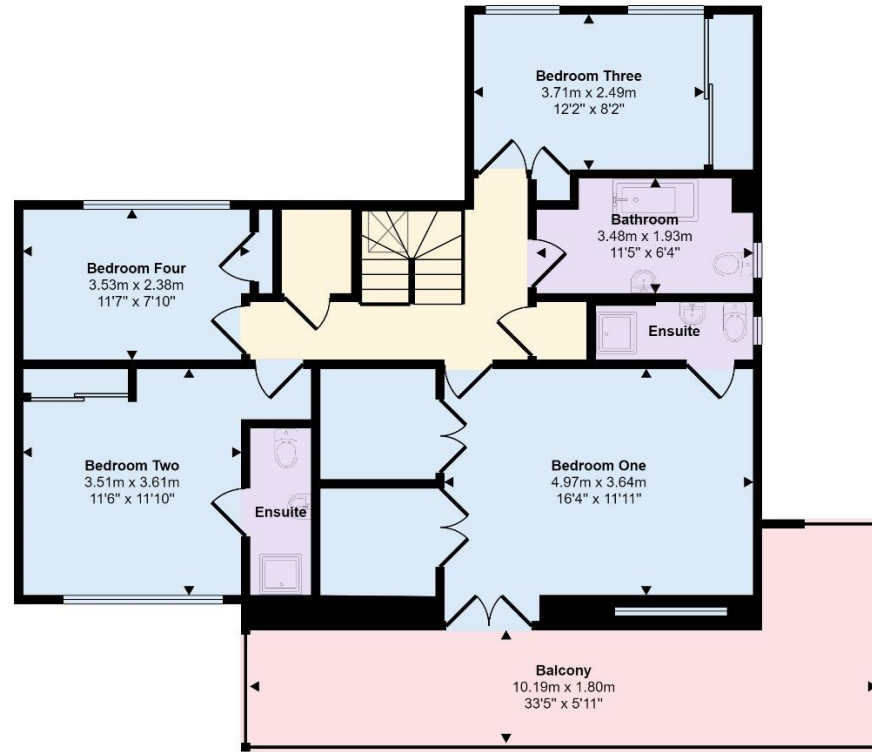
COUNCIL TAX BAND – E

EPC - C

Approx Gross Internal Area
178 sq m / 1920 sq ft



Ground Floor
Approx 91 sq m / 980 sq ft



First Floor
Approx 87 sq m / 941 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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