

## 5 Bryntirion Drive, Prestatyn, Denbighshire LL19 9NT

£475,000

🛏 4 🚿 1 🛋 2

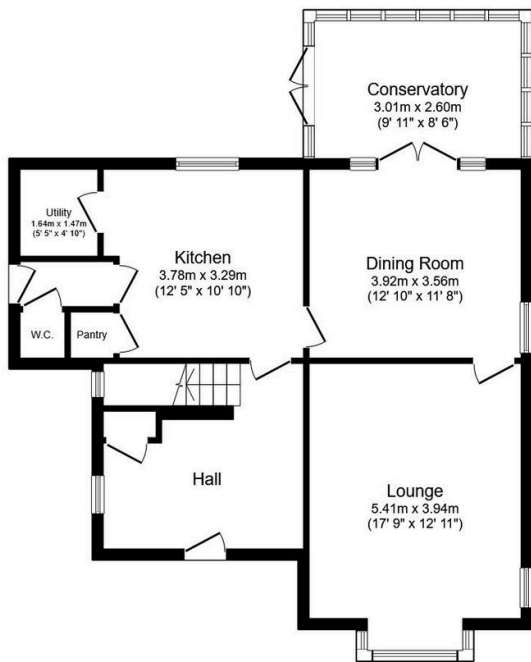


This substantial detached family home offers two reception rooms, conservatory, kitchen with pantry, utility and cloakroom. Having four spacious bedrooms with a modern bathroom and ample storage. It stands in good size lawn gardens with driveway, garage & carport in a sought after location within Upper Prestatyn.

**DIRECTIONS** From the Prestatyn office turn left onto Meliden Road and at the mini roundabout continue across and take the second turning on the left into Bryntirion Drive and the property will be seen on the left hand side.

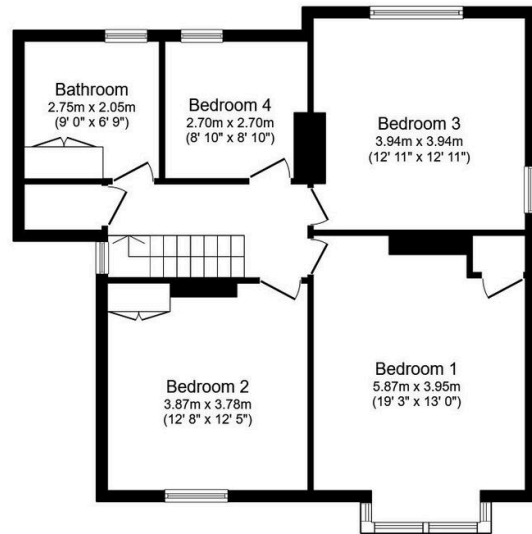
## Key Features

- SOUGHT AFTER POSITION
- TWO RECEPTION ROOMS
- FOUR GOOD SIZE BEDROOMS
- DRIVE, CARPORT & GARAGE
- FREEHOLD
- SUBSTANTIAL FAMILY HOME
- UTILITY, CLOAKROOM & PANTRY
- MODERN BATHROOM
- GOOD SIZE LAWN GARDENS
- COUNCIL TAX - G EPC - D



**Ground Floor**

Floor area 79.2 m<sup>2</sup> (853 sq.ft.)



**First Floor**

Floor area 75.3 m<sup>2</sup> (811 sq.ft.)

**TOTAL: 154.6 m<sup>2</sup> (1,664 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)