



BODFAEN, Bishopswood Road, Prestatyn, Denbighshire LL19 9PL

PETER LARGE
The Plum Collection



BODFAEN
BISHOPSWOOD ROAD
PRESTATYN
DENBIGHSHIRE
LL19 9PL

This substantial period detached house offers spacious accommodation with stunning panoramic views

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DESCRIPTION

Bodfaen is a detached period property which stands proud over the town of Prestatyn enjoying superb panoramic views towards the coast and Orme. Having been extended by the current owners to provide a spacious family home offering five double bedrooms, the master bedroom has an ensuite. With a luxury four piece bathroom, three sizeable reception rooms, modern fitted kitchen with built-in appliances, useful utility room and cloak room. Standing in landscaped gardens with Sun Terrace taking full advantage of the stunning views. The property offers off road parking with a Detached Garage and Store.

The main town of Prestatyn with its Retail Park and busy High Street are both only a few minutes walk 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. Prestatyn enjoys a champion links golf course, outdoor Bowling Green, main line railway station and stretches of award winning beaches. The A55 expressway is easily accessed making easy commuting to Chester, approximately 30 miles with Liverpool airport being approximately 50 miles and Manchester airport about 58 miles.

Composite Entrance Door into

ENTRANCE VESTIBULE

With two porthole style windows, tiled floor, timber and glazed door with side panels into

RECEPTION HALL

With part panelled walls, two feature stain glass windows allowing in natural light, power point, stairs lead down to :-

DINING ROOM

With a gas fired Stove on a raised hearth and timber mantel, picture rail, coved ceiling, radiator with cover, Karndean flooring, power points, double glazed 'French' doors with glazed side panels allowing access to the Terrace enjoying superb views over the town towards the coast.

LOUNGE

Having a feature cast iron wood burning stove on a raised hearth with timber surround, picture rail, 'French' doors and glazed side panels giving access to the Terrace with panoramic views towards the coast over the town, additional windows to the side elevation, part panelled walls, coved ceiling, radiator with cover, power points, a continuation of the Karndean flooring and a raised floor area to part.

KITCHEN

Having a range of light grey base cupboards and drawers with matching wall units, quartz worktop surface incorporating breakfast bar, integrated dishwasher, built-in electric oven and microwave, a four ring induction hob with convector hood over, range of dark grey fronted storage units with integrated fridge and freezer, outlook over the rear garden with views towards the coast, continuation of the Karndean flooring, Opening into

SITTING ROOM

Enjoying 'French' doors leading out to the Terrace, further high level window allowing in natural light, radiator and a continuation of the Karndean flooring.

UTILITY ROOM

Having plumbing for an automatic washing machine, space for tumble dryer, a range of fitted storage cupboards, tiled floor, inset spotlighting, a high level window and power points.

CLOAKROOM

Having a low flush w.c., wash hand basin set into vanity unit, tiled floor, radiator, high level obscure glazed window 'Worcester' gas fired boiler serving the domestic hot water and heating system.

From the Reception Hall a small flight of stairs lead to the First Floor Accommodation and Landing with part panelled walls, radiator with cover, larger than average loft access point with a pull down ladder.

MASTER SUITE

Having a double glazed bay window to the rear elevation enjoying superb panoramic views over the town towards the coast, power points, radiator and fitted storage shelving.

ENSUITE

Having a large walk-in shower cubicle with rainfall shower head, tiled walls and glass screen, wash hand basin set into vanity unit, low flush w.c., heated towel rail, tiled floor, obscure glazed window and fitted shelving.

FAMILY BATHROOM

Having a luxury four piece suite in white comprising double ended bath with mixer tap and attachment, shower cubicle with glass screen and rainfall shower head, wash hand basin set into vanity unit, low flush w.c., part tiled walls, feature double glazed bow window with deep sill, inset spotlighting and tiled floor.

BEDROOM TWO

With double glazed window to the rear elevation taking full advantage of the panoramic coastal views, part panelled walls, picture rail, radiator with cover, two feature recessed windows to the side elevation.

BEDROOM THREE

With radiator, power points, picture rail and an outlook over the town towards the coastline.

BEDROOM FOUR

Having a double glazed window enjoying the panoramic views, radiator, picture rail and power points.

BEDROOM FIVE

Currently used as a Study with a double glazed bow window having a deep sill to the front elevation, radiator, picture rail and power points.

OUTSIDE

The property stands in stunning gardens and is approached over a driveway providing ample off road parking and access to a DETACHED GARAGE and Store with pathway and steps leading to the front entrance with well stocked terraced gardens having a variety of trees and shrubs providing privacy. A pathway leads to the side garden which is laid to lawn with a good size paved patio ideal for alfresco dining, a large SUN TERRACE runs the width of the property and has access to all three reception rooms, bounded by cast stone balustrade with steps leading down to a large lawn with further paved seating area having a timber pergola, borders are planted with wide variety of plants of interest giving all year round enjoyment.

SERVICES

Mains electric, gas, water and drainage are believed available or connected to the property. The appliances and services 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 and follow the road round onto Bishopwood and the property will be seen on the right hand side.

TENURE - Freehold

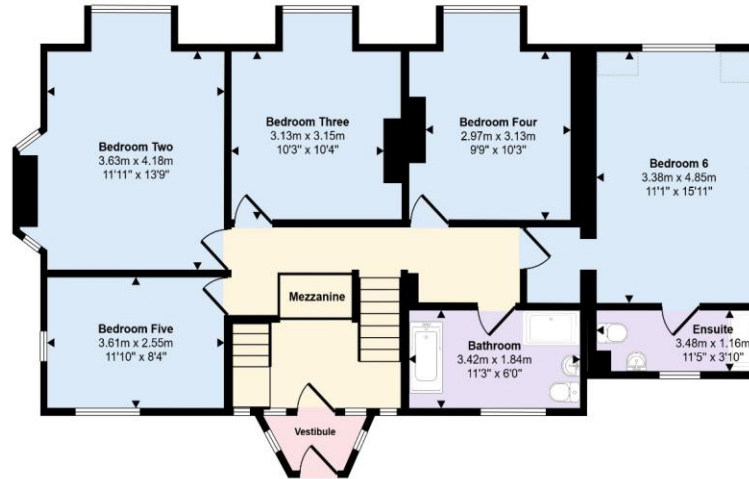
COUNCIL TAX BAND – G Denbighshire County Council

EPC - D

Approx Gross Internal Area
203 sq m / 2187 sq ft



Lower Ground Floor
Approx 98 sq m / 1055 sq ft



Ground Floor
Approx 105 sq m / 1132 sq ft

Denotes head height below 1.5m

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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