

## Rose Cottage Hillside, Prestatyn, Denbighshire, LL19 9EN

**£240,000**

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**EPC - D63**

**Council Tax Band - D**

**Tenure - Freehold**

# Hillside, Prestatyn

## 2 Bedrooms - House - Terraced

Available with no onward chain!! A rare opportunity to acquire a unique property situated within a prime spot overlooking Prestatyn Town and the North Wales Coastline. With a modern interior and an outdoor space designed for entertaining this property is a must see. Prestatyn is known for its variety of shops, eateries and local amenities all of which are within just a short five minute drive. Internal viewing is highly encouraged to appreciate just what this property has to offer. EPC Rating D65.



### Accommodation

Via a uPVC double glazed front door providing access into ;

### Entrance Hall

Having lighting, doors into the living room and kitchen and stairs to the first floor landing.

### Living Room

16'7" x 12'2" (5.05 x 3.71)

Comprising lighting, power points, radiator, feature fire, t.v point, telephone point and a large bay window to the front with gorgeous views out over Prestatyn and towards the coast.

### Kitchen/Diner

23'0" x 12'6" (7.01 x 3.81)

Fitted with base and drawer units with complementary worktops over, void for under-the-counter dishwasher, void for double gas oven with extractor hood above, void for under-the-counter washing machine, void for free-standing fridge freezer, single drainer sink with mixer tap over, uPVC double glazed window to the side, door providing access to the rear garden, under-the-stairs storage cupboard, ample power points, ample dining space, radiators and large uPVC double glazed, double doors to the balcony offering breathtaking views out towards Prestatyn and as far as Llandudno with the sea in the near distance.



### First Floor Landing

Having lighting, power points, radiator, loft access hatch, a uPVC double glazed window to the rear and doors into further accommodation.

### Bedroom One

16'7" x 12'2" (5.05 x 3.71)

Having lighting, power points, radiator and a uPVC double glazed box bay window to the front with continued views out over Prestatyn town and towards the North Wales Coastline.



## Bedroom Two

Comprising lighting, power points, radiator and a uPVC double glazed window to the front welcoming stunning views out over Prestatyn town and towards the North Wales Coast.

## Bathroom

10'5" x 4'9" (3.18 x 1.45)

Comprising a low flush WC, panel bath with double taps over and telephonic shower head over, vanity hand wash basin with mixer tap over, floor to ceiling tiles, uPVC double glazed obscure window to the rear, heated towel rail and lighting.

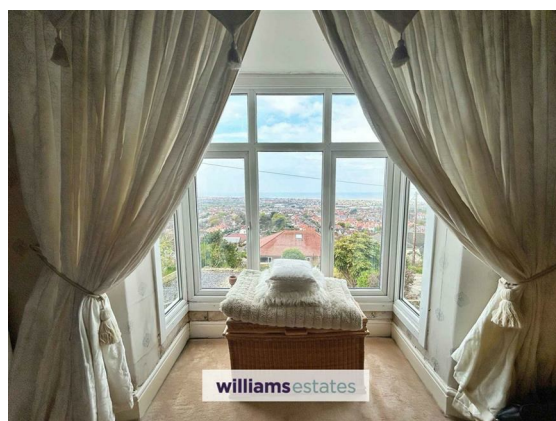
## Outside

The property is approached via a timber balcony being the perfect place to sit and take in the tremendous views over the North Wales Coast.

To the rear the property benefits from a paved courtyard and is bound by walls providing privacy, an outside WC, a detached garage and ample bushes and trees to the rear.

## Directions

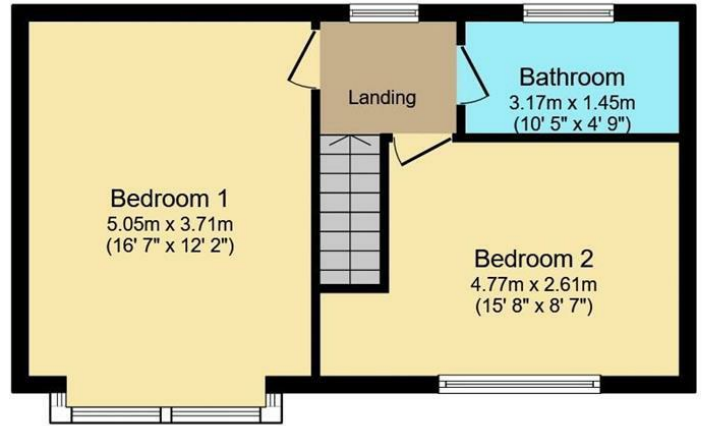
From our Prestatyn office proceed right to the traffic lights and turn right onto Ffordd Las. Continue to the top of Ffordd Las which in-turn becomes Bishopswood Road. Bear left onto Hillside, follow the road round the bend and take the first left. You will find this property on your right hand side.





### Ground Floor

Floor area 51.8 sq.m. (557 sq.ft.) approx



### First Floor

Floor area 40.7 sq.m. (438 sq.ft.) approx

Total floor area 92.4 sq.m. (995 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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