

williams estates



**10 Parc Aberconwy, Prestatyn,
Denbighshire, LL19 9HE**

£469,950

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EPC - C69

Council Tax Band - G

Tenure - Freehold

Parc Aberconwy, Prestatyn

5 Bedrooms - House - Detached

OFFERS CONSIDERED. An impressive detached family house located in the popular residential area of Upper Prestatyn having stunning panoramic views of the coastline and beyond. The spacious accommodation briefly comprises entrance porch, entrance hallway, ground floor WC, modern fitted kitchen diner, dining room, living room and conservatory. The first floor five bedrooms with the main bedroom having an en-suite shower room and a family bathroom. The former garage has been converted to a studio/office with WC facility. To the outside the front garden being blocked paved providing ample parking for several vehicles and the enclosed rear garden enjoying views of the open countryside towards the coastline having a paved patio, decked area, laid to lawn and is bound by fencing. Viewing highly recommended to fully appreciate what the property has to offer. EPC rating C69.

Accommodation

Via a double glazed door with matching side panel leading into the entrance porch.

Entrance Porch

Having tiled flooring and double glazed door leading into the entrance hallway.

Entrance Hallway

Having coved ceiling, power points, stairs leading to the first floor landing and doors off.

Ground Floor WC

Fitted with a low flush WC, pedestal wash hand basin, radiator, tiled flooring and part tiled walls.

Kitchen/Diner

16'9" x 14'6"

A good sized kitchen fitted with a range of modern wall, drawer and base units with complementary granite worktop surfaces over, matching island, sink and drainer with mixer tap over, void for range style cooker with five ring gas hob with stainless steel extractor hood over, integrated dishwasher, void for American fridge freezer, built in microwave oven and wine cooler, tiled flooring, inset spot lighting, dual aspect double glazed windows overlooking the front elevation, double glazed door allowing access onto the rear garden and opening leading into the dining room.

Dining Room

11'5" x 9'1"

Having coved ceiling, dado rail, ample power points, wall mounted modern radiator, wooden flooring, double glazed window overlooking the rear elevation enjoying the stunning views across the countryside towards the coastline and opening leading into the living room.

Living Room

18'4" x 11'5"

Having coved ceiling, ample power points, TV point, radiator, wooden flooring, double glazed window overlooking the rear elevation enjoying the panoramic views of the coastline and beyond and double wooden doors leading into the conservatory.

Conservatory

16'2" max 15'0"

Having ample power points, laminate flooring, double glazed windows surrounding, double glazed double doors to the rear elevation enjoying the panoramic views of the coastline and double glazed double doors to the side elevation.

Stairs Off To The First Floor

Accommodation

An oak staircase leading to a half landing with a further staircase to the main landing having doors off.

Main Bedroom

15'5" x 12'0"

Having coved ceiling, ample power points, modern wall mounted radiator, wooden flooring, double glazed window enjoying stunning views and door leading into the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, vanity wash hand basin, enclosed shower cubicle, tiled walls, tiled flooring, heated towel rail and obscure double glazed window.

Bedroom Two

13'1" x 9'11"

Having coved ceiling, radiator, ample power points, fitted wardrobes with matching drawers and dressing table and double glazed window overlooking the front elevation with stunning panoramic views of the coastline and beyond.

Bedroom Three

11'10" x 9'11"

Having coved ceiling, radiator, ample power points, TV point and double glazed window overlooking the rear elevation enjoying the panoramic views.

Bedroom Four

9'1" x 8'8"

Having coved ceiling, ample power points, TV point, laminate flooring and double glazed window overlooking the front elevation enjoying the panoramic views.

Bedroom Five

9'0" x 8'6"

Having radiator, power points and double glazed window overlooking the rear elevation enjoying the panoramic views.

Family Bathroom

8'0" x 8'7"

Fitted with a white three piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath with stainless steel mixer tap and telephonic shower head over, heated towel rail, tiled walls, tiled flooring and obscure double glazed window.

Office/Studio

17'5" x 15'3" max

The former garage has been converted into a studio/office fitted with a hairdressing sink, ample power points, laminate flooring, having WC facility providing WC and wash hand basin, double glazed window overlooking the front elevation and double glazed door to the side elevation.

Outside

The property is approach via a large blocked paved driveway providing parking for several vehicles and is bound by wall and fencing with a variety of mature trees, plants and shrubs. A gateway provides access to the side which leads to the separate entrance to the converted garage. The enclosed rear garden enjoying a sunny aspect with open countryside views towards the coastline having a decked patio area, paved area housing the hot tub, mainly laid to lawn and is bound by fencing.

Directions

Proceed from the Prestatyn office onto Gronant Road passing the tennis courts. Turn right onto Aberconwy Road and at the top of the hill turn left onto Parc Aberconwy. The property can be found at the end of the cul-de-sac on the right hand side.





Ground Floor

Floor area 101.0 sq.m. (1,087 sq.ft.) approx



First Floor

Floor area 75.6 sq.m. (813 sq.ft.) approx

Total floor area 176.6 sq.m. (1,900 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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