

# williams estates



**7 The Avenue, Prestatyn, Denbighshire,  
LL19 9RD**

**£660,000**

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**EPC - D66**

**Council Tax Band - G**

**Tenure - Freehold**

# SUMMARY

A prestigious detached family home, situated within the sought after area of Upper Prestatyn. Having original features throughout, with a contemporary twist, comprising five bedrooms, four reception rooms (with an open plan aspect), four bathrooms, utility room and double garage/home gym. Benefits include uPVC double glazing, central heating, ample off-road parking for multiple vehicles, the property being extended to the rear, easy to maintain gardens enjoying stunning panoramic views of Prestatyn Hillside and towards the North Wales coastline and being within a short walk to the town centre. Viewing is highly recommended, to fully appreciate everything this stunning property has to offer. EPC Rating D 66.



## Accommodation

via a double glazed door, with double glazed panelling surrounding, opening into the;

## Entrance Porch

With tiled flooring and a double glazed door with double glazed panels either side, opening into the;

## Reception Hall

Having lighting, power points, picture rail, radiator, ornate coved ceiling, oak flooring, stairs off and doors off to further accommodation.

## Living Room

12'0" x 12'0" (3.66 x 3.66)

Having lighting, power points, radiator, ornate coved ceiling, wall light points, picture rail, oak flooring, ornate fire surround and a double glazed bay window onto the front elevation.

## Reception Room

12'0" x 11'10" (3.66 x 3.61)

Having ornate coved ceiling, picture rail, radiator, lighting, oak flooring, power points, double glazed bay window onto the front elevation and double doors leading into the;

## Entertainment Room

17'0" x 13'1" (5.18 x 3.99 (5.17 x 4))

Having lighting, power points, ornate coved ceiling, picture rail, radiator, oak flooring, fire surround with living flame glass fire, with opening into the;

## Dining Area/Living Room

34'1" x 14'6" (10.39 x 4.42)

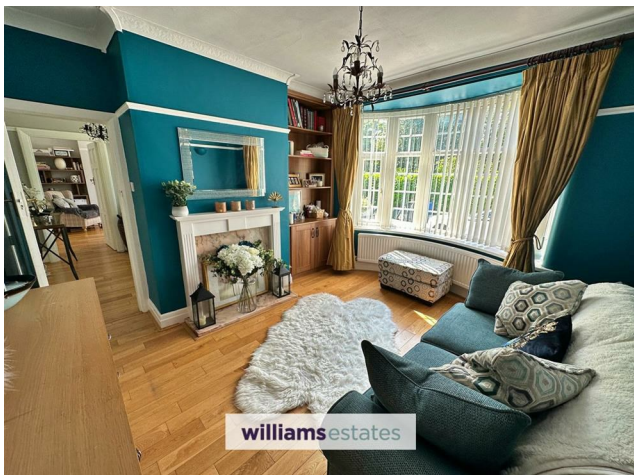
Having a modern double glazed lantern, low vault lighting, inset spot lighting, two sets of dark grey aluminium Bi-Fold doors, double glazed windows to the side elevations, quality white high gloss tiled floor, power points, TV aerial point, underfloor heating, built in speaker system and opening into the;

## Kitchen

14'1" x 12'3" (4.29 x 3.73 (4.3 x 3.74))

Fitted with a range of modern wall, drawer and base units with complementary granite worktop surfaces over, stainless steel sink and food waste disposal with detachable telephonic tap over, integrated dishwasher, integrated Zanussi coffee machine, integrated microwave, space for tall-American fridge/freezer, space for range cooker, under stairs walk in pantry providing ample storage space, tiled flooring, inset spot lighting with feature mood lighting and door leading into:





#### Utility Room

11'10" x 10'10" (3.61 x 3.30)

Fitted with wall and base units with wooden worktop surfaces over, tall standing larder unit, deep Belfast sink with telescopic mixer tap, plumbing for washing machine, space for tumble dryer, vaulted ceiling with velux window, double radiator, extractor fan, tiled slate flooring and a double glazed window and door onto the rear elevation.

#### Shower Room

10'6" x 5'3" (3.20 x 1.60)

Having a shower enclosure with black glass shower screen with large rain shower above, low flush W.C., vanity hand-wash basin, anthracite grey heated towel rail, shaver socket, slate tiled flooring and a double glazed feature window onto the rear elevation.



#### Garage

20'8" x 14'1" (6.30 x 4.29)

Currently being used as a home gym, cupboard housing the gas central heating boiler, Hormon electric powered double door to the front, inset spot lighting and power points with loft storage boarded.

#### Stairs to Half-Landing

Having a turned staircase having lighting, double glazed feature arched window onto the rear elevation and door off.



#### Bedroom Two

14'5" x 11'6" (4.39 x 3.51)

Having coved ceiling, lighting, power points, double radiator, uPVC double glazed window onto the rear elevation with mountain views and door leading into the en-suite.

#### En-suite

6'7" x 4'11" (2.01 x 1.50)

Having a corner shower enclosure, hand wash basin, W.C., floor to ceiling tiling, tiled floor, chrome heated towel rail, extractor fan, shaver socket, inset spot lighting and a double glazed window onto the side elevation.

#### First Floor Landing

Having lighting, power, picture rail, dado rail, radiator and doors off.

#### Bedroom One

17'0" x 13'5" (5.18 x 4.09)

Having lighting, power points, modern vertical radiator, built in wardrobes and bedroom furniture, uPVC double glazed window overlooking the rear elevation with mountain views and door leading into the en-suite.



**En-suite**  
6'11" x 4'6" (2.11 x 1.37)

Wetroom style, having a W.C., vanity hand-wash basin, chrome heated towel rail, glass shower screen with overhead rain shower head, floor to ceiling tiling, shaver socket, tiled flooring and a window onto the rear elevation.

**Bedroom Three**  
11'10" x 11'10" (3.61 x 3.61)

Having lighting, power points, picture rail, built in wardrobes, radiator and a double glazed window onto the front elevation with views towards the North Wales Coastline.

**Bedroom Four**  
11'10" x 11'10" (3.61 x 3.61)

Having lighting, power points, radiator, picture rail, dado rail, built in wardrobes and a double glazed window overlooking the front elevation with views towards the North Wales Coastline.

**Bedroom Five**  
8'10" x 7'10" (2.69 x 2.39)

Currently being used as a walk-in wardrobe, having lighting, power points, radiator, laminate flooring and a double glazed window overlooking the front elevation with views towards the North Wales Coastline.

**Family Bathroom**  
9'10" x 8'5" (3.00 x 2.57)

Fitted with a modern double ended bath with mixer tap over, wet room style double shower with shower screen and an overhead rain shower head, full length chrome heated towel rail, W.C., wash-basin in vanity unit, tiled flooring, lighting, extractor fan, shaver socket and a double glazed window onto the side elevation.

**Outside**

To the front, there is a wide opening leading onto the driveway which provides ample space for off-road parking for multiple vehicles, further parking to the front, modern pathways with white wash walls, planted with grasses and low level lighting, a paved area then leads up to the accommodation.

A timber gate allows access to the rear garden.

To the rear, there is a herringbone blocked paved patio area extending across the width of the rear, with the garden area being mainly laid to lawn with a further paved area which is ideal for alfresco dining or a hot-tub area, enjoying a peaceful and sunny aspect. Being bound by mature hedging and enjoying a sunny aspect all day with unspoilt views of Prestatyn Hillside.

Having multiple power & water taps to both the front & rear of the property.





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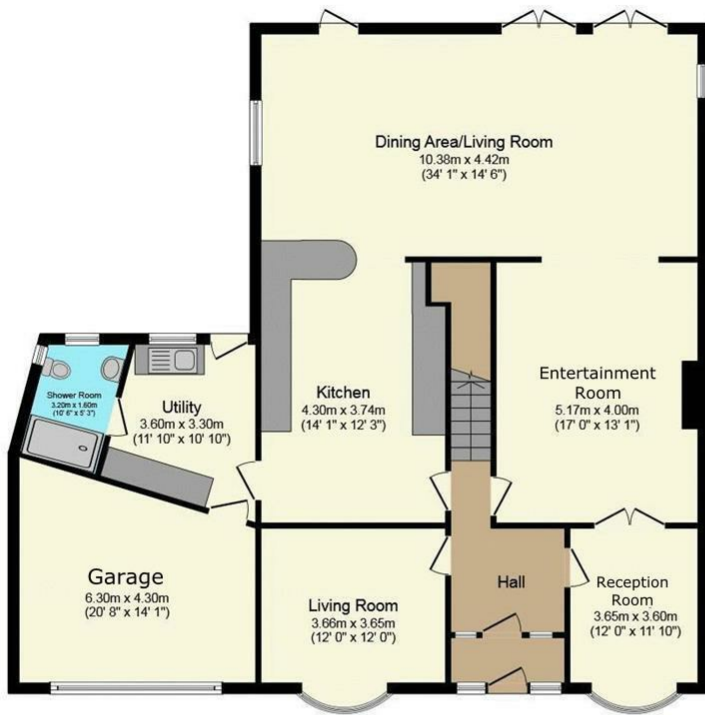


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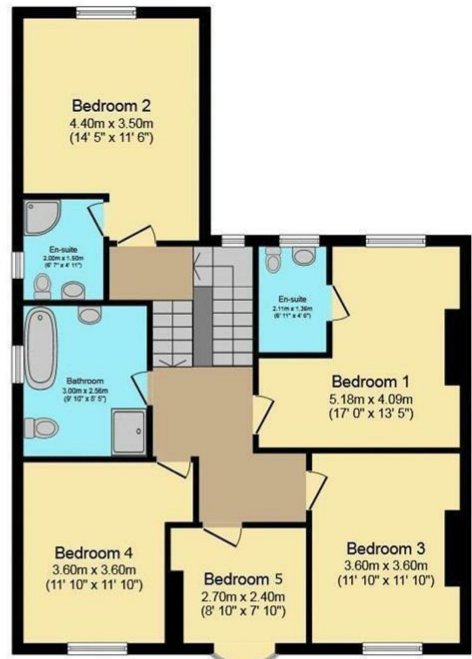
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### Ground Floor

Floor area 144.2 sq.m. (1,552 sq.ft.) approx



### First Floor

Floor area 84.4 sq.m. (909 sq.ft.) approx

Total floor area 228.6 sq.m. (2,460 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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