

williams estates



**14 Bryneithin Avenue, Prestatyn,
Denbighshire, LL19 9LS**

£695,000

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EPC - C75 Council Tax Band - F Tenure - Freehold

Bryneithin Avenue, Prestatyn

5 Bedrooms - House - Detached

A fantastic opportunity to acquire a fully refurbished five bedroom detached family home with four reception rooms and four bathrooms, situated within a highly sought after area of Prestatyn. Benefitting from being close to all local amenities, schools, bus and train stations, seaside promenade, hillside and more importantly the high specification finish throughout. Having the facility of off-road parking to the front and side and enjoying a peaceful and private aspect to the rear garden. Internal viewing is highly recommended. EPC Rating C 75.

Accommodation

Via a feature hardwood door, leading into the;

Entrance Porch

Having a cupboard housing the electrics and ideal for storage with a glazed window onto the front, and a door off into the;

Entrance Hallway

Having lighting, power points, radiator, double glazed decorative window onto the front elevation, stairs to the first floor landing, opening into inner hallway and doors off.

Lounge

15'1" x 11'11"

Having lighting, power points, radiator, wall mounted feature fireplace, uPVC double glazed windows onto the side and a large uPVC double glazed window onto the front elevation.

Open Plan Living/Kitchen/Dining Area

Benefitting from underfloor heating.

Living Area

11'8" x 10'6"

Having lighting, power points, radiators, uPVC double glazed window onto the rear elevation and a double ended fireplace opening into the Kitchen.

Kitchen

15'6" x 14'1"

Comprising of wall, drawer and base units with a high specification worktop over, five ring gas hob, integrated double oven, integrated fridge & freezer, sink and drainer with a stainless steel mixer tap over, underfloor heating, bi-folding doors onto the rear elevation giving access to the patio, breakfast bar for dining, uPVC double glazed window onto the side elevation, lighting, power points and an opening off into the;

Dining Room

18'2" x 11'6"

An excellent space for dining, having lighting, power points, radiator, underfloor heating, uPVC double glazed bay window onto the front elevation.

Inner Hallway

Having lighting and giving access to the Utility.

Utility Area

11'2" x 7'2"

Comprising of wall, drawer and base units with worktops over, stainless steel sink and drainer with a stainless steel mixer tap over, space for a free standing fridge/freezer, void for a washing machine, lighting, power points and a uPVC double glazed window onto the side.

Downstairs Shower Room

6'6" x 6'3"

Comprising of a vanity hand-wash basin, low flush W.C., walk-in shower enclosure with a wall mounted shower, lighting, fully tiled walls, tiled flooring, wall mounted heated towel rail and a uPVC double glazed obscure window onto the side elevation.

Lounge/Bar Area

28'5" x 13'7"

Having lighting, power points, radiators, underfloor heating, uPVC double glazed windows onto the side and rear elevation and uPVC double glazed double french doors giving access onto the rear patio.

Stairs to the First Floor Landing

Having lighting, feature decorative window onto the front elevation and doors off.

Bedroom One

16'1" x 14'6"

Having lighting, power points, radiators, uPVC double glazed window onto the rear elevation and an opening off to the en-suite & dressing area.

En-suite

7'0" x 6'7"

Having a walk-in shower enclosure with wall mounted shower head, low flush W., vanity hand-wash basin, lighting and extractor fan.

Dressing Area

11'6" x 8'8"

Being of a good size, having lighting, power points, radiator and uPVC double glazed windows onto the front and side elevations.

Bedroom Two

15'1" x 11'11"

Having lighting, power points, radiator and uPVC double glazed windows onto the front and side elevation.

Bedroom Three

13'2" x 10'10"

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Bedroom Four

14'9" x 8'2"

Having lighting, power points, radiator and uPVC double glazed windows onto the side elevations.

Bedroom Five

11'9" x 10'0"

Having lighting, power points, radiator and a uPVC double glazed window onto the side elevation.

Family Bathroom

11'6" x 11'5"

Comprising of a low flush W.C., hand-wash basin, free-standing bath, larger than average walk-in shower enclosure with wall mounted shower head, wall mounted heated towel rail, lighting, extractor fan and a uPVC double glazed obscure window onto the rear elevation.

Shower Room

9'9" x 4'11"

Comprising of a low flush W.C., feature hand-wash basin with tap over, wall mounted heated towel rail, loft access hatch, walk-in shower enclosure with wall mounted shower, lighting and a uPVC double glazed obscure window onto the side elevation.

Outside

To the front, the property is approached via a driveway which provides ample space for off-road parking, with the front garden being of ease and low maintenance, being mainly laid to lawn with mature plants and shrubs.

The side is access via a timber gate and provides the facility for further off-road parking and being private.

To the rear, there is a feature raised decked patio enjoying a peaceful and sunny aspect all afternoon long, being ideal for alfresco dining, mainly laid to lawn, having a variety of flowering plants and bushes and bound by red brick walling.

Directions

Proceed from our office to the traffic lights. Continue onto Gronant road then take the turning right onto Mostyn road and then left onto Clwyd Avenue. Continue along the road, taking the turning right onto Bryneithin Avenue and the property can be seen on the left hand side.





Ground Floor

Floor area 128.7 sq.m. (1,385 sq.ft.) approx



First Floor

Floor area 128.7 sq.m. (1,385 sq.ft.) approx

Total floor area 257.4 sq.m. (2,770 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) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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