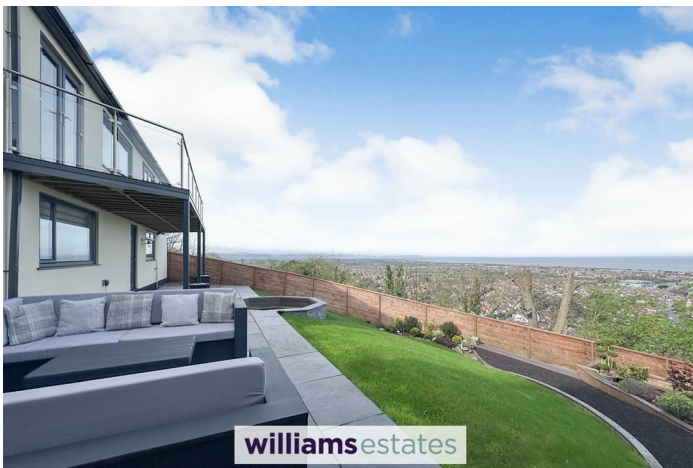
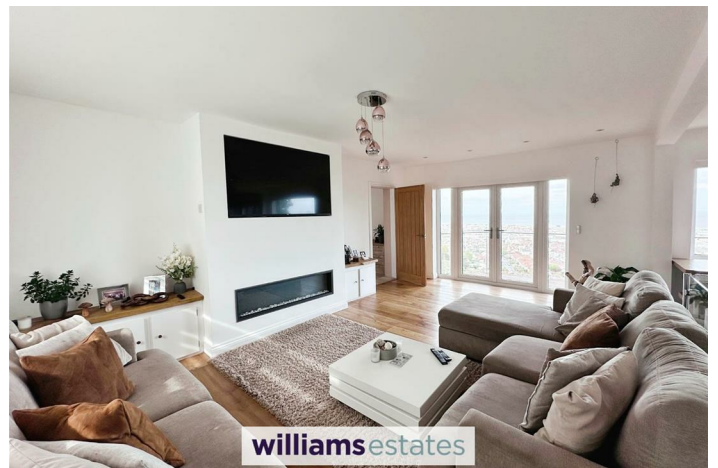




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Cornerfield Hillside, Prestatyn, Denbighshire, LL19 9PW

£550,000

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EPC - D63

Council Tax Band - E

Tenure - Freehold

Hillside, Prestatyn

3 Bedrooms - House - Detached

Williams Estates are pleased to market an architecturally designed property located in the popular area of Upper Prestatyn with stunning panoramic views over Prestatyn towards North Wales Coastline. This stunning property has been totally refurbished to a high quality with open plan living room, dining area and modern fitted kitchen with balcony enjoying the breathtaking views/sunsets, utility room, three double bedrooms with the main bedroom having an en-suite shower room and a family bathroom. The outside being a particular feature with a sunken seating area, children's playing area, limestone patio, covered seating area, bar and gym/office. Viewing essential to fully appreciate what the property has to offer.



Accommodation

Via a modern composite double glazed door with matching side panels leading into the open plan living space.

Kitchen/Diner

20'4" x 20'4" (6.21 x 6.20)

Fitted with a quality modern high gloss wall, drawer and base units with complementary worktop surfaces over, sink and drainer with quooker hot water tap, twin integrated Bosch ovens, five ring gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, breakfast bar, inset spot lighting with feature pendant lighting, oak wood flooring, double glazed window overlooking the side elevation, two sets of double glazed doors with fitted remote control blinds leading onto the balcony with stunning panoramic views over Prestatyn onto the North Wales Coastline and stairs leading down to the ground floor accommodation.

Living Room

13'1" x 20'4" (4.00 x 6.20)

A light and airy room having feature fireplace housing a large electric fire and media wall with 67 inch built in TV and Gazco 1.4 meter electric fire, built in sound system, wood flooring, dining area having a double glazed window with fitted remote control blinds overlooking the rear elevation with stunning panoramic views of over Prestatyn and the North Wales Coastline.

Balcony

31'7" x 6'6" (9.63 x 2.00)

Having composite decking, galvanised anthracite grey steel frame, marine grade stainless steel balustrade with 12mm toughened glass surrounding enjoying the stunning panoramic views ideal for watching the amazing sunsets.

Bathroom

8'10" x 5'2" (2.70 x 1.60)

Fitted with a low flush WC, P shaped bath with shower over, vanity hand wash basin, tiled walls, wall mounted mirror with built in bluetooth, modern radiator, inset spot lighting, LVT flooring and double glazed obscure window.

Main Bedroom

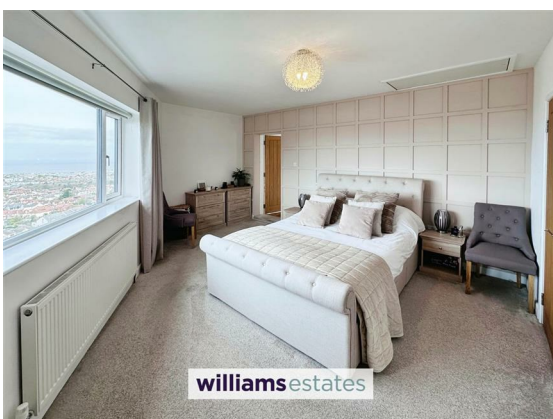
15'11" x 15'8" (4.86 x 4.80)

Having feature panelled wall, radiator, loft hatch access, double glazed window with remote control blinds overlooking the rear elevation with stunning panoramic views over Prestatyn towards the North Wales Coastline, door leading into the walk in wardrobe and door leading into the ensuite shower room.

Walk In Wardrobe

7'10" x 4'7" (2.40 x 1.40)

Providing ample storage and hanging space.



En-Suite

5'10" x 4'7" (1.80 x 1.40)

Fitted with a vanity WC and hand wash basin, double shower enclosure, modern heated towel rail, LVT flooring and obscure double glazed window.

Gym/Office

8'10" x 8'6" (2.70 x 2.60)

Currently being used as a gym having ample power points, plumbing for washing machine and double glazed window overlooking the rear elevation.

Stairs Leading To Ground Floor Accommodation

Having stainless steel and toughened glass balustrades leading down to the ground floor accommodation, oak wood flooring, composite door allowing access to the rear garden and recently installed limestone patio.

Utility Room

10'2" x 9'6" (3.10 x 2.90)

Fitted with modern wall and base units with complementary worktop surfaces over, void for tumble dryer, oak wood flooring and double glazed window overlooking the rear garden with stunning views over Prestatyn towards the North Wales Coastline and doors off.

Bedroom Two

20'4" x 15'8" (6.20 x 4.80)

Having a feature clad wall, radiator, ample power points and double glazed window overlooking the rear elevation with stunning views over the North Wales Coastline over Prestatyn.

Bedroom Three

16'0" x 9'6" (4.90 x 2.90)

Having feature clad wall, radiator, ample power points and double glazed window overlooking the rear elevation enjoying the stunning panoramic views.

Outside

The property is approached via mains powered electric gates with four remote controls onto the tarmac driveway providing ample off street parking for five cars. The garden to the front having a raised seating area with wrought iron balustrades with raised planters and a timber and brick built out building for ample storage. To the rear there is a sunken seating area with re-enforced concrete slab (seating made from recycled plastic with 30 year guarantee and could be utilised for a hot tub), welcoming stunning panoramic views, laid to lawn, path leading down to the children's play area including hand made castle, slide, climb rocks and ramp and feature hobbit style fitted storage area ideal for children's picnics and play area. A further raised covered decked seating area to the side enjoying a private setting ideal for entertaining.

Bar

10'2" x 8'6" (3.10 x 2.60)

Having power and lighting, built in bar, bespoke feature wall and double glazed patio doors enjoying the panoramic views.

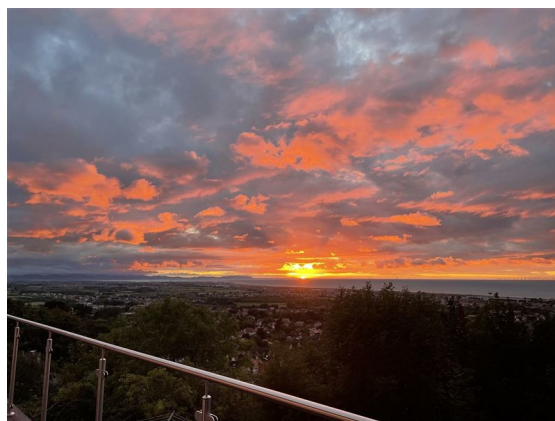
Out Building/Shed

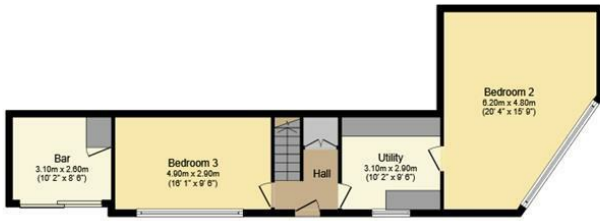
9'10" x 8'6" (3.00 x 2.60)

Ideal for storage and having a recently fitted rubber roof.

Directions

Proceed from our Prestatyn office right onto Meliden Road to the traffic lights and turn right onto Fforddlas. Continue to the top of Fforddlas and continue onto Bishopswood Road. Bear left onto the Hillside and follow round the bend where the property can be found on the left hand side.





Ground Floor

Floor area 63.5 m² (683 sq.ft.)



First Floor

Floor area 118.8 m² (1,279 sq.ft.)



Outbuilding

Floor area
7.5 m² (81 sq.ft.)

TOTAL: 189.8 m² (2,043 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		63	
(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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.