



**48 Beach Road East, Prestatyn,  
Denbighshire, LL19 7LF**

**£350,000**

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**EPC - D62 Council Tax Band - D Tenure - Freehold**

# Beach Road East, Prestatyn

## 3 Bedrooms - House - Detached

Welcome to this charming detached house located on Beach Road East in Prestatyn. The beachy style of this house gives it a relaxed and inviting atmosphere, ideal for those who love the coastal lifestyle. Imagine waking up to the sound of the waves and enjoying your morning coffee with stunning views of the North Wales coastline right from your own home.

One of the unique features of this property is the attached annexe, offering great potential to be converted into a two-bedroom house or a holiday let. This versatile space provides endless possibilities for either accommodating guests or generating rental income. Viewing is highly encouraged!



### Accommodation

via a uPVC double glazed door leading into;

### Entrance Hall

Having lighting, power points, storage cupboard, stairs to first floor landing and doors off;

### Living Room

16'06 x 10'11 (5.03m x 3.33m)

Having lighting, power points, t.v. aerial point, vaulted ceiling with exposed timber beams, recess to chimney breast housing electric burner, radiators and uPVC double glazed windows to rear and side elevations.

### Kitchen/Diner

16'05 x 9'06 (5.00m x 2.90m)

Comprising a range of modern wall, drawer and base units with worktops over, sink with half drainer and mixer tap over, induction hob with extractor hood over, integrated oven, grill and microwave, integrated fridge freezer and freezer, dishwasher and washing machine. Having lighting, power points, radiator, ample space for dining with open archway leading into;

### Sun Room

8'05 x 11'08 (2.57m x 3.56m)

Having timber framed double glazing surrounding, power points and door leading into the rear garden.

### Wet Room

4'08 x 6'05 (1.42m x 1.96m)

A modern wet room comprising glass screen, wall mounted rainforest and telephonic shower head, wall mounted sink with mixer tap over, radiator, lighting and a uPVC obscured double glazed window to the front elevation.

### Cloakroom

3'04 x 4'01 (1.02m x 1.24m)

Comprising low flush W.C., wall mounted sink with mixer tap over, wall-mounted boiler, lighting and a uPVC obscured double glazed window to the front elevation.

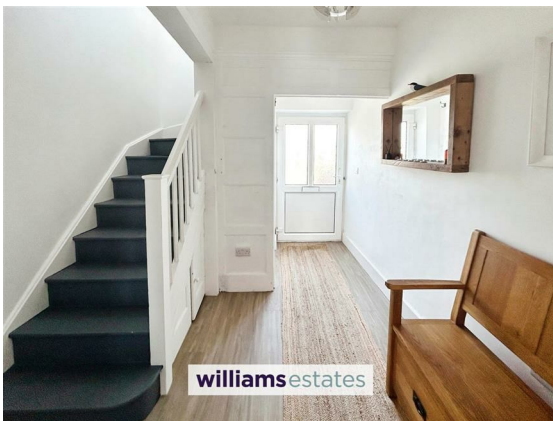
### Stairs To First Floor Landing

Having lighting, power points, loft access hatch, doors off and a uPVC double glazed window with stunning views of the North Wales Coastline.

### Bedroom One

10'11 x 11'08 (3.33m x 3.56m)

Having lighting, power points, radiator, in-vanity hand wash basin with mixer tap over and a uPVC double glazed window overlooking the hillside.



### Bedroom Two

8'00 x 11'07 (2.44m x 3.53m)

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

### Bedroom Three

10'05 x 8'10 (3.18m x 2.69m)

A light and airy room having lighting, power points, radiator and uPVC double glazed window with unspoilt views of the coastline.

### Bathroom

6'02 x 10'04 (1.88m x 3.15m)

Comprising panelled bath with mixer tap over and wall-mounted electric shower, wall-mounted sink with mixer tap over, low flush W.C., heated chrome towel rail, feature clock style glazed window and a uPVC double glazed window to the front elevation.

### Loft Room

20'11" x 12'0" (6.4 x 3.66)

Having lighting, power points, boarded and a uPVC double glazed window view stunning views overlooking the North Wales coastline.

### Annex

The annex has a great amount of potential with plans for two bedrooms, kitchen, living room and bathroom.

### Kitchen

10'11 x 5'08 (3.33m x 1.73m)

Accessed via timber door with uPVC double glazed window to the front elevation

### Bathroom

10'05 x 6'04 (3.18m x 1.93m)

Having window to the front elevation.

### Bedroom

8'04 x 11'05 (2.54m x 3.48m)

Having window frame into sun room.

### Living Room

9'09 x 15'08 (2.97m x 4.78m )

Having open archway into sun room.

### Sun Room

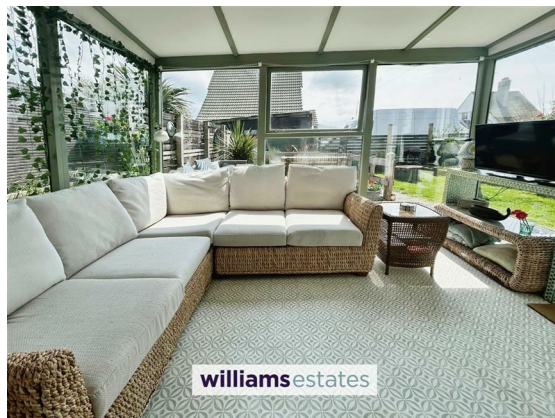
3'07 x 19'03 (1.09m x 5.87m)

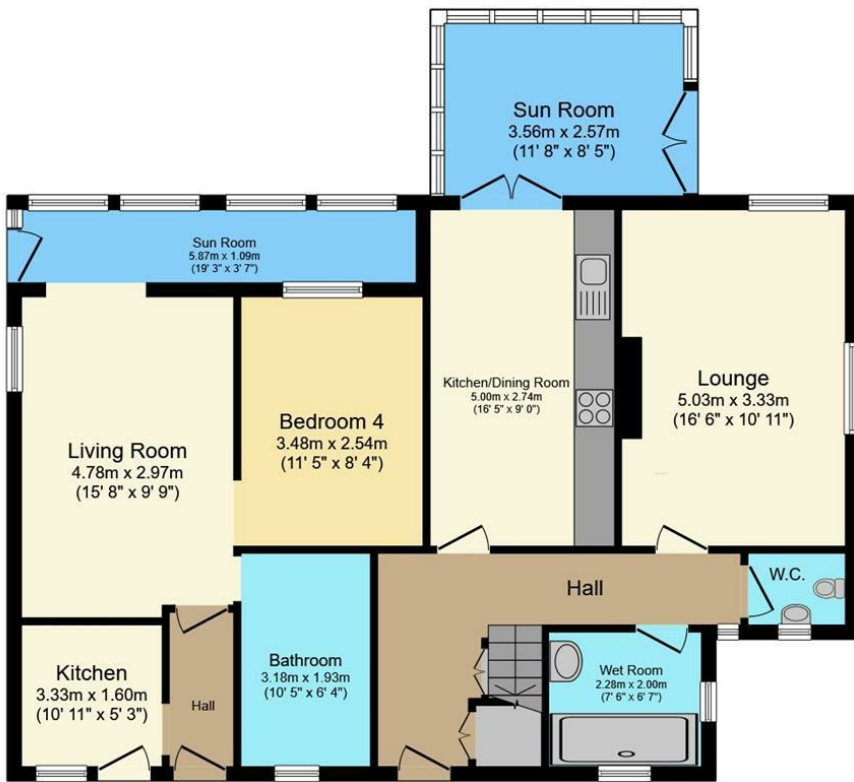
Having windows surrounding with door leading into rear garden.

### Outside

The property is approached via a driveway providing space for off-road parking. Being situated on a corner plot the property benefits from a large front garden with is laid with lawn and enclosed by a low wall.

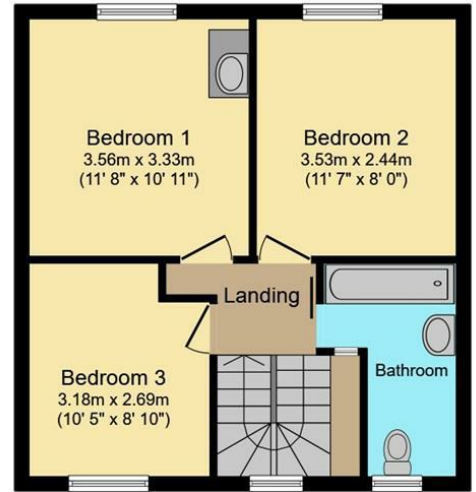
To the rear of the main property, the garden is landscaped with lawn, raised gravelled area and houses a mixture of bushes trees and shrubs. The patio in this south-facing garden enjoys all day sun ideal for al-fresco dining and outdoor entertaining.





### Ground Floor

Floor area 106.6 m<sup>2</sup> (1,148 sq.ft.)



### First Floor

Floor area 43.2 m<sup>2</sup> (465 sq.ft.)

**TOTAL: 149.8 m<sup>2</sup> (1,613 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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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