



**4 Clos Aberconwy, Prestatyn,
Denbighshire, LL19 9HU**

£450,000



EPC - null

Council Tax Band - F

Tenure - Freehold

SUMMARY

Williams Estates are proud to bring to market this superior property located in the sought-after area of Upper Prestatyn on Clos Aberconway. This delightful house boasts four spacious double bedrooms, perfect for a growing family or those in need of extra space. As you step inside, you are greeted by a warm and inviting reception room, ideal for entertaining guests or simply relaxing with your loved ones. One of the highlights of this property is the double garage, providing ample space for parking or storage. Whether you have multiple vehicles or enjoy DIY projects, this feature is sure to impress. Situated in the picturesque town of Prestatyn, this property offers a perfect blend of tranquillity and convenience. With local amenities, schools, and beautiful surroundings just a stone's throw away. Don't miss out on the opportunity to make this house your home.



Accommodation

via a uPVC double glazed sliding door leading into;

Reception Porch

A light and airy space with tiled floors and uPVC double glazed decorative door leading into;

Reception Hall

A bright and spacious hall with oak flooring, double radiator, under stairs storage, power points, lighting and doors off;

Cloakroom

Comprising low flush W.C., radiator, tiled to half level, tiled floors and a uPVC double glazed window.

Living Room

22'8 x 11'9 (6.91m x 3.58m)

Having lighting, power points, t.v. aerial point, gas fire with granite hearth and surround, radiator, uPVC double glazed window to the front elevation and uPVC double glazed patio doors giving access to the rear.

Study

11'10 x 10'2 (3.61m x 3.10m)

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

Kitchen

15'11 x 8'6 (4.85m x 2.59m)

Comprising a range of wall, drawer and base units with worktops over, sink with half drainer and mixer tap over, five-ring gas hob with extractor fan over, void for free-standing fridge freezer, integrated double oven, tiled flooring, power points, lighting, radiator and uPVC double glazed window overlooking the rear.

Utility Room

Comprising wall and base units with worktops over, void and plumbing for washing machine, power points, lighting and a uPVC obscured double glazed window into the porch area.

Dining Room

16'5 x 8'9 (5.00m x 2.67m)

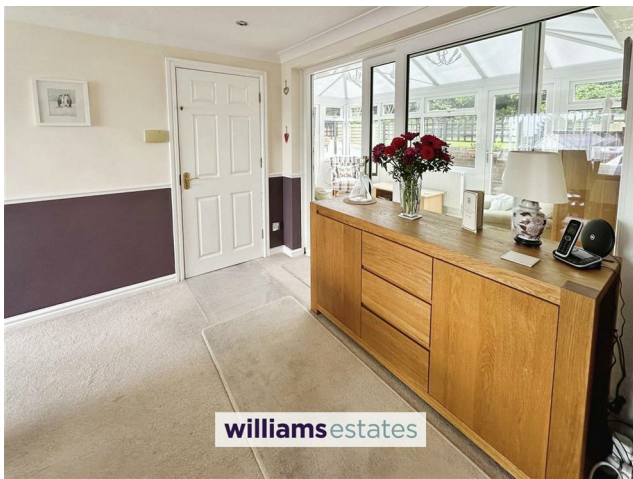
Having lighting, power points, radiator, uPVC double glazed window to the front elevation and uPVC double glazed sliding door leading into;

Conservatory

15'5 x 8'10 (4.70m x 2.69m)

Comprising uPVC double glazing surrounding, lighting, power points, tiled flooring, radiators and a uPVC double glazed door giving access to the rear and double doors leading out to the patio area





Double Garage

17'7 x 17'1 (5.36m x 5.21m)

Can be accessed via the house or via two up-and-over doors. Having lighting, loft access to storage room, power points, wall-mounted boiler, window and door to the rear.

Stairs To First Floor Landing

Turn staircase with a half landing up to the first floor landing. Having loft access hatch, cupboard with hot water cylinder, uPVC double glazed window to the front elevation, power points, lighting and doors off;

Bedroom One

12'2 x 11'9 (3.71m x 3.58m)

Having fitted wardrobes, lighting, power points, radiator, uPVC double glazed window to the rear and a door leading into;

En-Suite

7'9 x 5'5 (2.36m x 1.65m)

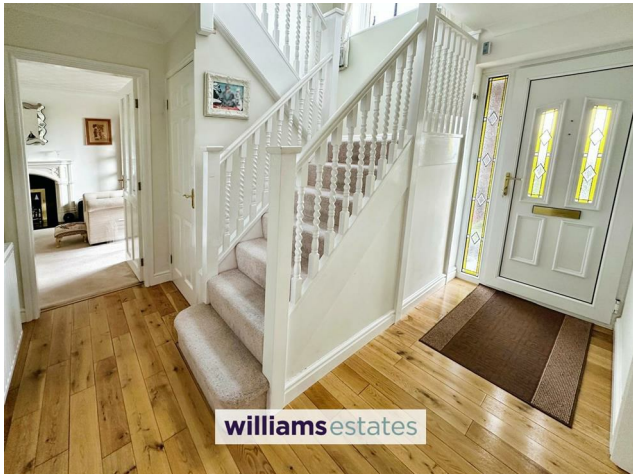
Comprising low flush W.C., large shower enclosure with wall-mounted shower head, pedestal hand wash basin with taps over, partially tiled walls, lighting, heated towel rail and a uPVC double obscured glazed window to the rear.



Bedroom Two

11'9 x 10'10 (3.58m x 3.30m)

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



Bedroom Three

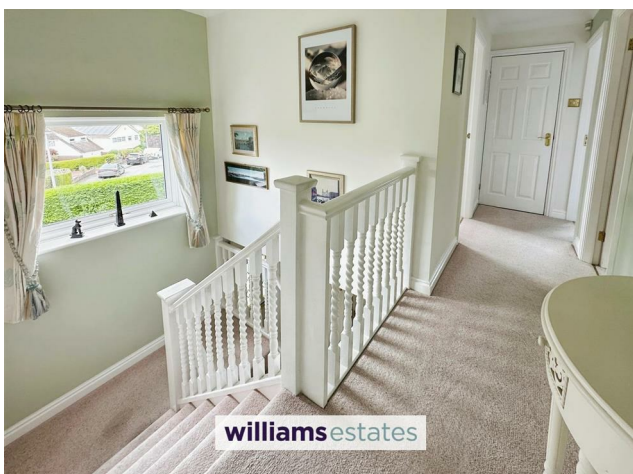
11'10 x 10'8 (3.61m x 3.25m)

Having built-in wardrobes with sliding mirrored fronts, radiator, power points, lighting and a uPVC double glazed window to the front elevation.

Bedroom Four

12'9 x 7'5 (3.89m x 2.26m)

Having radiator, lighting, power points, built-in wardrobes with sliding doors and uPVC double glazed window to the front.



Bathroom

7'8 x 6'7 (2.34m x 2.01m)

Comprising panelled bath with taps and telephonic shower head over, low flush W.C., pedestal hand wash basin with taps over, tiled walls, radiator, storage cupboard, lighting and a uPVC double glazed obscured window to the side elevation.

Outside

The property sits on a large plot with a generous double driveway providing ample space for off-road parking. The front garden is landscaped with golden gravel and is home to a variety of bushes trees and shrubs.

To the rear the garden is landscaped with lawned area ideal for outdoor games, a raised patio area to enjoy the views and additional patio area ideal for al-fresco dining.





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TOTAL: 193.5 m² (2,083 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) A		
(81-91) B		
(69-80) C		
(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	

Call us on
 01745 888900
 Prestatyn@williamsestates.com

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.