

williams estates



**1A Bosworth Grove, Prestatyn,
Denbighshire, LL19 9ET**

OFFERS OVER £595,000

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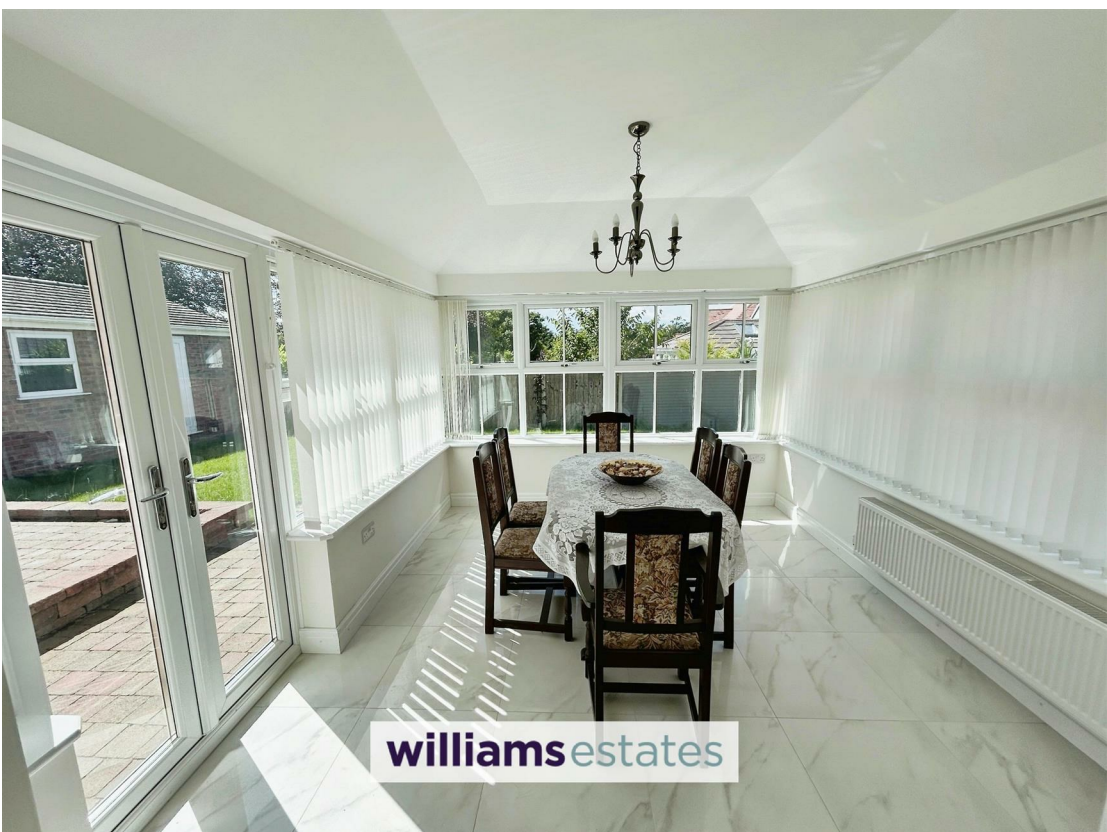
EPC - B81

Council Tax Band - E Tenure - Freehold

SUMMARY

Welcome to Bosworth Grove, Prestatyn - a stunning property that offers the epitome of luxury living in a modern setting. This impressive house boasts 3 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 6 spacious bedrooms and 4 beautifully designed bathrooms, there is no shortage of comfort and convenience in this home.

Situated in a sought-after location, this modern property is perfect for those who appreciate both style and functionality. The open-plan layout creates a seamless flow throughout the house, making it ideal for everyday living. Benefitting from high ceilings and coving throughout the property. One of the standout features of this property is the parking space available for 4 vehicles, ensuring that you and your guests will never have to worry about finding a place to park. This convenience is a rare find in today's bustling world and adds to the overall appeal of this remarkable home.



Accommodation

via a modern front door, leading into the;

Large Reception Hallway

24'0" x 9'10" (7.32m x 3.00m)

Having lighting, wall mounted radiators, power points, stairs to the first floor landing, uPVC double glazing onto the side elevations and doors off.

Lounge

27'7" x 13'10" (8.42m x 4.23m)

A bright and inviting reception room, having lighting, power points, radiators, T.V. aerial point, gas fireplace with complementary surround and hearth, uPVC double glazing onto the front and side elevations and uPVC double glazed double french patio doors leading out to the rear patio.

Dining Room

12'11" x 11'9" (3.95m x 3.59m)

Currently dressed as the dining room. having lighting, power points, radiator and uPVC double glazing onto the front and side elevations.

Cloakroom

Comprising of a low flush W.C., vanity hand-wash basin with tap over, wall mounted boiler, wall mounted electrics, lighting, radiator and a uPVC double glazed obscure window onto the rear elevation.

Kitchen

15'4" x 13'0" (4.69 x 3.97m)

A newly fitted Kitchen, comprising of wall, drawer and base units with a complementary worktop over, sink and drainer with mixer tap over, integrated dishwasher, SMEG cooker with extractor above and splash-back, lighting, power points, radiator, utility off and an opening into the;

Sun Room

Having lighting, power points, radiator, uPVC double glazed units surrounding and uPVC double glazed double doors giving access to the rear elevation.

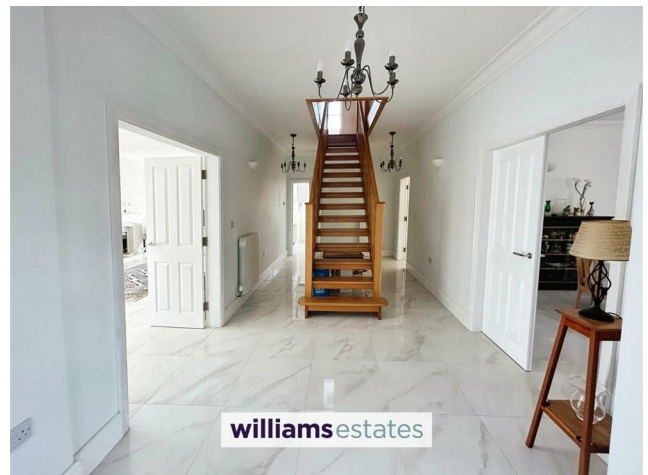
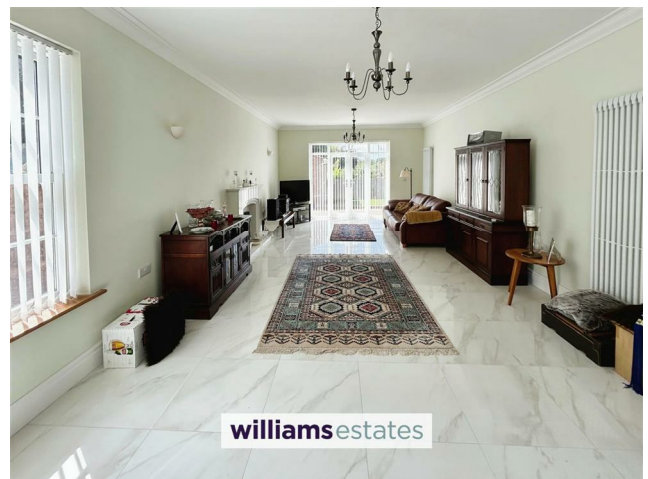
Utility Room

8'9" x 5'1" (2.68m x 1.57m)

Comprising of a sink with tap over, base units with worktop over, lighting, power points, under the counter space for an appliance and a door giving access to the rear.

Stairs to the First Floor Landing

Having lighting, power points, uPVC double glazed window onto the front enjoying views of the Prestatyn hillside, inbuilt cupboard housing the water tank, stairs to the second floor and doors off.





Bedroom Two

13'10" x 10'4" (4.23m x 3.16m)

Having lighting, power points, radiator, T.V. aerial point, uPVC double glazed window onto the front elevation and en-suite off.

En-suite

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



Bedroom Three

12'11" x 10'11" (3.95m x 3.33m)

Having lighting, power points, radiator, inbuilt storage cupboard, uPVC double glazed window onto the rear elevation and en-suite off.

En-suite

Comprising of a vanity hand-wash basin with tap over, low flush W.C., walk-in shower enclosure with a wall mounted shower head, wall mounted heated towel rail and lighting.



Bedroom Four

13'10" x 10'6" (4.22m x 3.22m)

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

Bedroom Five

12'11" x 11'10" (3.95m x 3.62m)

Having lighting, power points, radiator, T.V. aerial point and a uPVC double glazed window onto the front elevation.

Stairs to the Second Floor Landing

Having lighting, power points, radiator, velux window onto the rear elevation, eaves access and doors off.



Bedroom One

17'10" x 16'10" (5.44m x 5.14m)

Having lighting, power points, radiator, T.V. aerial point, eaves access, uPVC double glazed window onto the side elevation and a velux window onto the rear.

Dressing Room

17'7" x 8'11" (5.37m x 2.73m)

Potential to be used as bedroom six, having lighting, power points, radiator, velux window onto the rear elevation and door off into the bathroom

Bathroom

17'7" x 7'4" (5.38m x 2.25m)

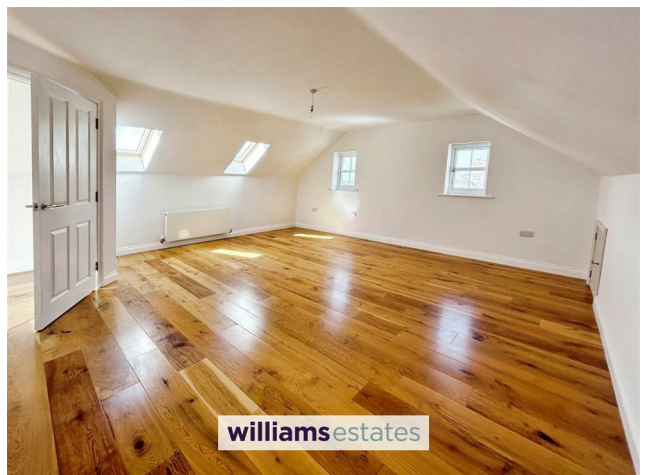
Comprising of a vanity hand-wash basin with tap over, low flush W.C., bath with taps over, walk-in shower enclosure with a wall mounted shower, wall mounted heated towel rail, loft access hatch, uPVC double glazed window onto the side and a velux window onto the rear.

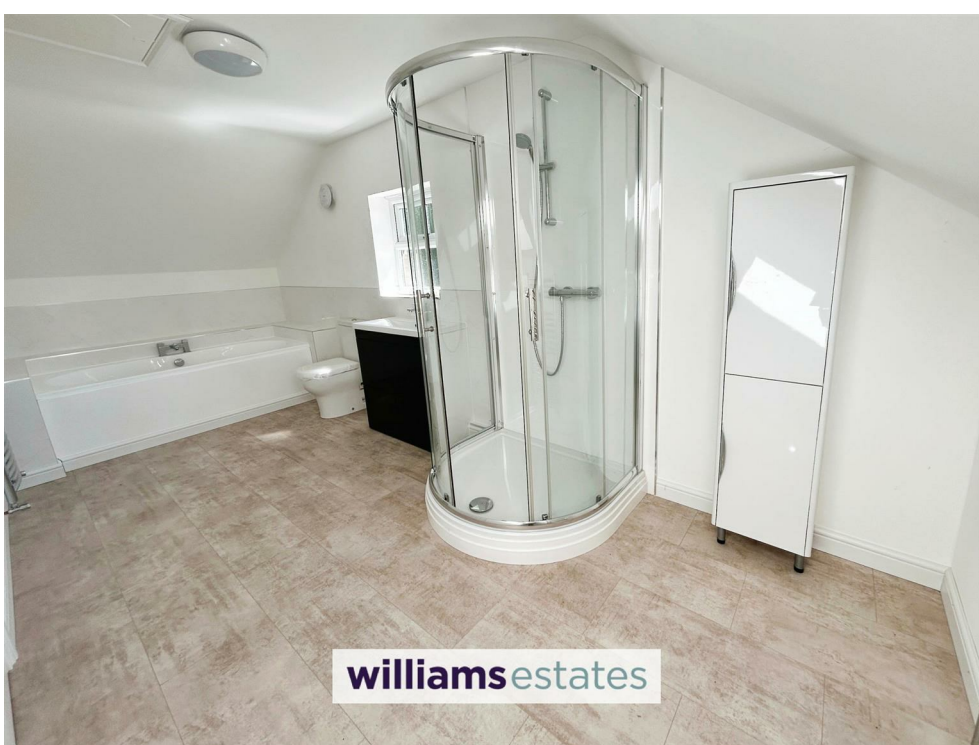


Outside

The property is approached via a beautifully presented brick block paved driveway, providing ample space for off-road parking for multiple vehicles and leading down the side of the property to the garage & rear garden.

The rear garden is of ease and low maintenance being mainly laid to lawn and a patio area ideal for alfresco dining. Enjoying a sunny aspect most of the day long and situated within a quiet and peaceful setting.





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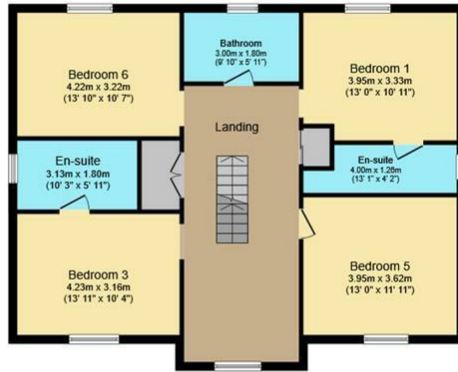


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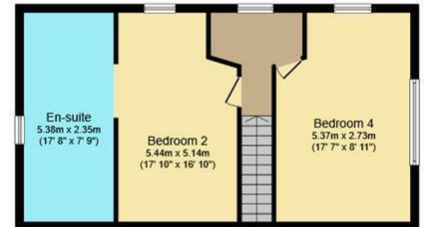
Ground Floor

Floor area 109.9 m² (1,183 sq.ft.)



First Floor

Floor area 97.9 m² (1,054 sq.ft.)



Second Floor

Floor area 54.7 m² (588 sq.ft.)

TOTAL: 262.4 m² (2,825 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	81	85
(69-80) C		
(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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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.