

**5 Aberconway Road, Prestatyn,
Denbighshire, LL19 9HH**

£425,000

 4  3  3  D

EPC - D56 Council Tax Band - F Tenure - Freehold

Aberconway Road, Prestatyn

4 Bedrooms - House - Detached

This spectacular detached house is located in a sought after location of Upper Prestatyn enjoying superb views of Prestatyn Mountain, comprising of four bedrooms, living room, sitting room, kitchen, dining room, utility, bathroom, downstairs W.C. and ensuite off of bedroom one with added benefits of uPVC double glazing, gas central heating, off-road parking, garage and gardens to the front, rear and side. Internal viewing is highly recommended to fully appreciate everything this spectacular property has to offer.



Accommodation

Vis a traditional covered porch leads to the timber glazed front door leading into the entrance porch.

Entrance Porch

8'11 x 5'11 (2.72m x 1.80m)

With tiled flooring, power and lighting, single glazed obscure timber framed panelling and timber framed door with obscure glazing leading into the entrance hallway.

Entrance Hallway

With radiator, lighting, understairs storage cupboard, stairs off to the first floor landing and doors off.

Sitting Room

15'2 x 11'3 (4.62m x 3.43m)

With radiator, power and lighting, TV aerial point and double glazed window overlooking the front elevation.



Living Room

15'11 x 15'7 (4.85m x 4.75m)

With radiator, power and lighting, inset log burner with tiled surround and hearth, double glazed window overlooking the side elevation and double glazed french doors to the front elevation.

Kitchen

11'3 x 10'10 (3.43m x 3.30m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, integrated dishwasher and fridge, four ring electric Bosch hob with stainless steel extractor fan, integrated electric oven and grill, tiled splash back, sink and drainer with mixer tap over, space for dining, double glazed window overlooking the side elevation and opening leading into the dining room.

Dining Room

17'0 x 11'3 (5.18m x 3.43m)

With radiator, power and lighting, telephone point and double glazed sliding patio door to the rear elevation leading into the utility room.



Utility Room

16'10 x 5'9 (5.13m x 1.75m)

Fitted with base units with worktop surfaces over, tiled splash back, void for washing machine, void for free standing fridge freezer, lighting and power and double glazed window to the side elevation.

Ground Floor Cloakroom

5'10 x 5'9 (1.78m x 1.75m)

Fitted with a low flush WC, hand wash basin, wall mounted heater and double glazed window to the side elevation.

Stairs Off To The First Floor Landing

With loft hatch access, power and lighting, double glazed window to the side elevation and doors off.

Bedroom One

15'9 x 12'5 (4.80m x 3.78m)

With radiator, power and lighting and double glazed window overlooking the front elevation.

En-Suite

5'4 x 5'0 (1.63m x 1.52m)

Fitted with low flush WC, hand wash basin, walk-in shower enclosure, tiled walls and extractor fan.

Bedroom Two

11'11 x 11'6 (3.63m x 3.51m)

With radiator, power and lighting and double glazed window overlooking the front elevation.

Bedroom Three

12'3 x 11'1 (3.73m x 3.38m)

With radiator, power and lighting, feature fireplace, built in storage cupboard and double glazed window overlooking the side elevation.

Bedroom Four

8'11 x 5'10 (2.72m x 1.78m)

With wall mounted electric heater, power and lighting and double glazed window overlooking the rear elevation.

Bathroom

11'4 x 7'3 (3.45m x 2.21m)

With low flush WC, vanity hand wash basin, part tiled walls, panelled bath, shower enclosure, LED lighting, radiator and obscure double glazed window to the rear elevation.

Outside

The property is approached via a pathway leading to the front of the property. The front garden is laid to lawn with hedges surrounding. The path leads to the side elevation which in turn leads to the rear garden. The rear garden having a courtyard, laid to lawn with a paved patio enjoying a sunny aspect with a variety of plants and shrubs and is bound by hedges and fencing.

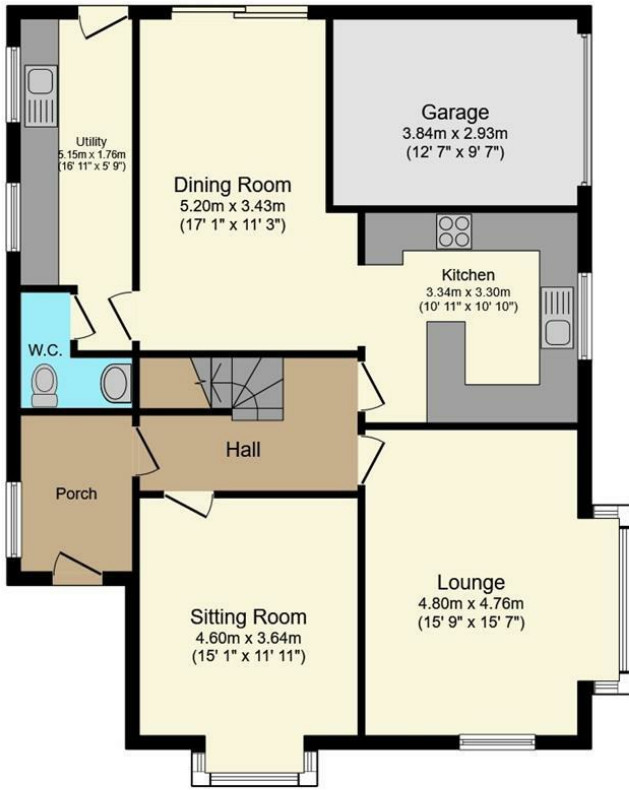
Garage

With wooden Doors, having electric supple and window overlooking the rear garden.

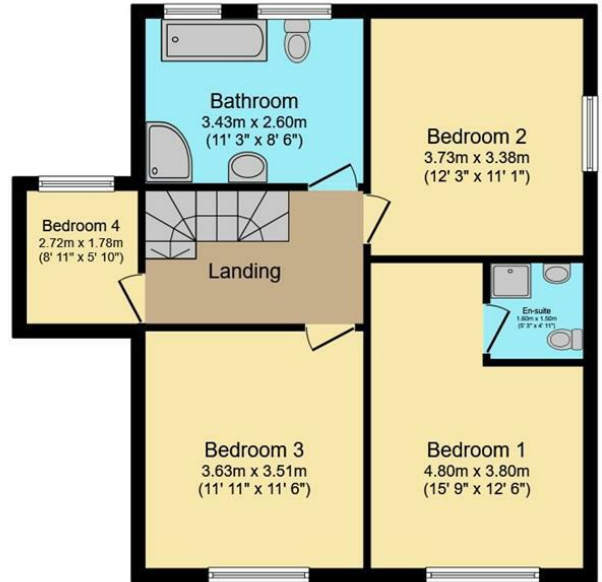
Directions

Proceed from the Prestatyn Office to the traffic lights and continue along Gronant Road. Take the right hand turn onto Aberconway Road and the property can be found on the left hand side by way of our For Sale board.





Ground Floor
Floor area 95.8 sq.m. (1,031 sq.ft.)



First Floor
Floor area 63.2 sq.m. (680 sq.ft.)

TOTAL: 159.0 sq.m. (1,712 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		81
(69-80) C		
(55-68) D	56	
(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.