



32 Parc Aberconwy, Prestatyn, Denbighshire, LL19 9HE

£330,000

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EPC - C72 Council Tax Band - F Tenure - Freehold

Parc Aberconwy, Prestatyn

4 Bedrooms - House - Detached

Situated in the sought after location of Upper Prestatyn, enjoying unspoilt views of the Clwydian Range and North Wales Coastline. This four bedroom detached family home, affords four good sized bedrooms, kitchen, lounge, dining room, shower room and downstairs cloakroom. Added benefits include double glazing, central heating, larger than average sized garage and ample parking. Internal viewing is highly recommended.



Accommodation

via a uPVC double glazed obscure decorative door, with obscure decorative glazing adjacent, leading into the;

Entrance Hallway

A good size, having lighting, cupboard for storage, cupboard under the stairs, radiator, power point and doors off.

Cloakroom

Comprising a low flush W.C., hand-wash basin with stainless steel taps over, lighting and a uPVC double glazed obscure window onto the front elevation.

Kitchen

14'5" x 10'0" (4.41m x 3.05m)

Comprising of wall, drawer and base units with worktop over, four ring induction hob with stainless steel extractor fan over, integrated double oven, stainless steel sink and a half and drainer with a stainless steel mixer tap over, void for a washing machine, void for a dishwasher, space for a freestanding fridge/freezer, lighting, power points, wall mounted modern radiator, partially tiled walls, uPVC double glazed window onto the front elevation, uPVC double glazed obscure door giving access to the side elevation and a door off into the;



Dining Room

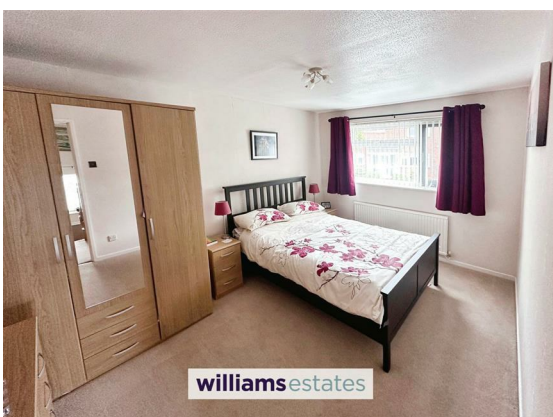
12'7" x 9'4" (3.86m x 2.87m)

Having ample space for dining, lighting, power points, radiator, telephone point, uPVC double glazed window onto the rear elevation and an open archway, leading into the;

Lounge

17'3" x 12'7" (5.28m x 3.84m)

Having lighting, power points, radiator, electric fireplace with complementary surround and hearth, uPVC double glazed door giving access to the rear patio and a uPVC double glazed window onto the side elevation enjoying unspoilt views of the North Wales Coastline and sunset views.



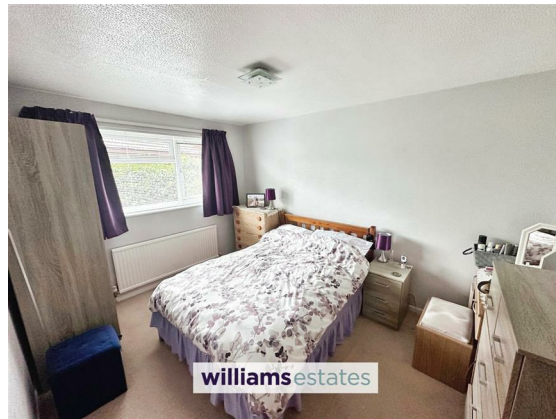
Stairs to the First Floor Landing

A turn staircase, having a uPVC double glazed obscure window onto the side elevation, lighting, power point, loft access hatch and doors off.

Bedroom One

14'6" x 9'5" (4.42m x 2.89m)

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation enjoying views of the Clwydian Range and out towards the Great Orme on the North Wales Coastline.



Bedroom Two

12'8" x 9'5" (3.88m x 2.89m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear, enjoying views out towards the sand dunes and North Wales Coastline beyond.

Bedroom Three

12'7" x 7'11" (3.84m x 2.43m)

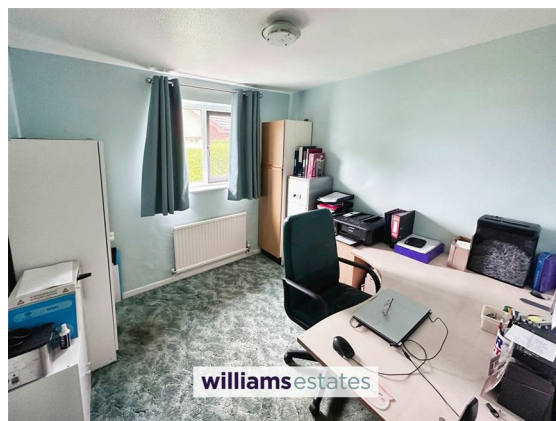
Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation enjoying views towards the Clwydian Range.



Bedroom Four

9'6" x 9'1" (2.90m x 2.79m)

Currently used as a home office, having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.



Shower Room

8'11" x 8'4" (2.73m x 2.56m)

Comprising a low flush W.C., vanity hand-wash basin with a stainless steel mixer tap over, larger than average walk-in shower enclosure with a wall mounted shower head, fully tiled walls, wall mounted heated towel rail, lighting, shaver port and a uPVC double glazed obscure window onto the front elevation.



Outside

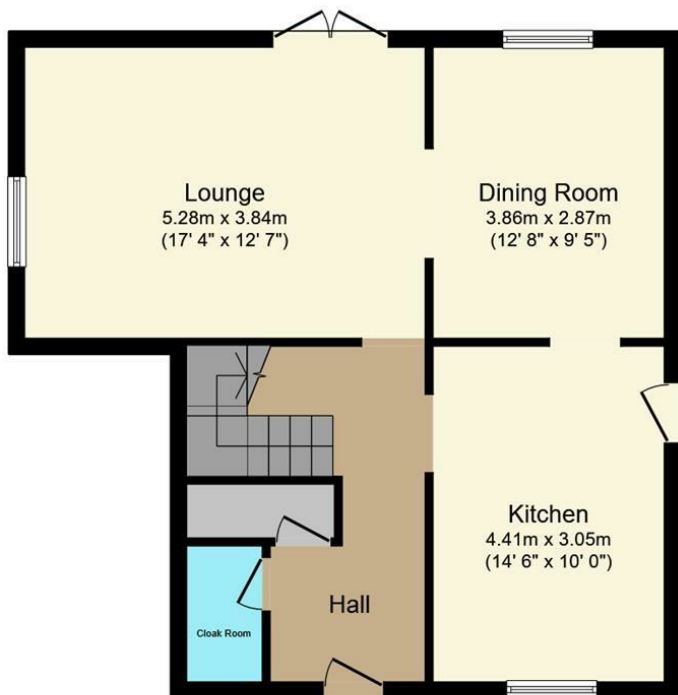
The property is approached via brick paved driveway providing space for off-road parking and access to the garage. The front garden is of ease an low maintenance, with raised steps leading up to the accommodation.

To the rear, the garden is of ease and low maintenance and enjoys a private aspect. Enjoying views of the North Wales Coastline and neighbouring field. Having an area that is ideal for alfresco dining houses a shed.

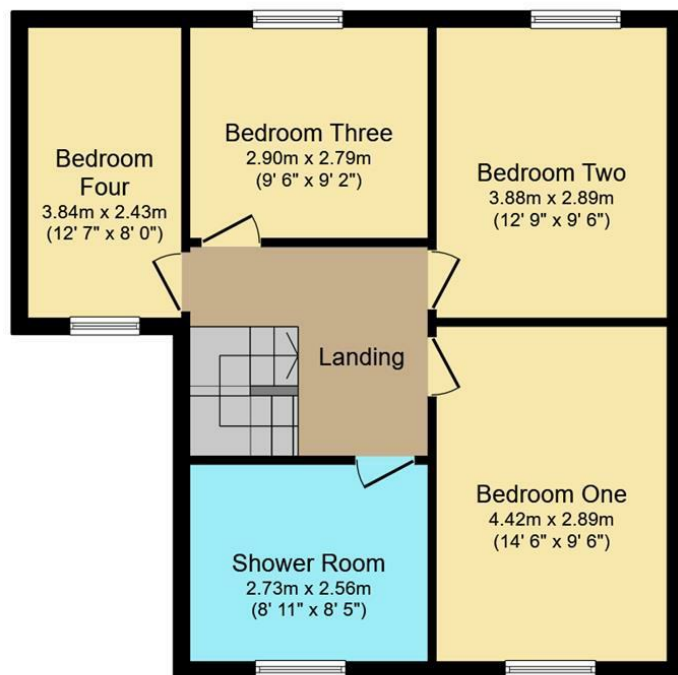
Garage

17'2" x 17'2" (5.24m x 5.24m)

Being of a good size, housing the gas meter and the electrics, with lighting, power and an electric powered door.



Ground Floor
 Floor area 60.9 sq.m. (655 sq.ft.)



First Floor
 Floor area 60.9 sq.m. (655 sq.ft.)

TOTAL: 121.8 sq.m. (1,311 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			85
(81-91) B			
(69-80) C		72	
(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.