

# williams estates



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

**£625,000**

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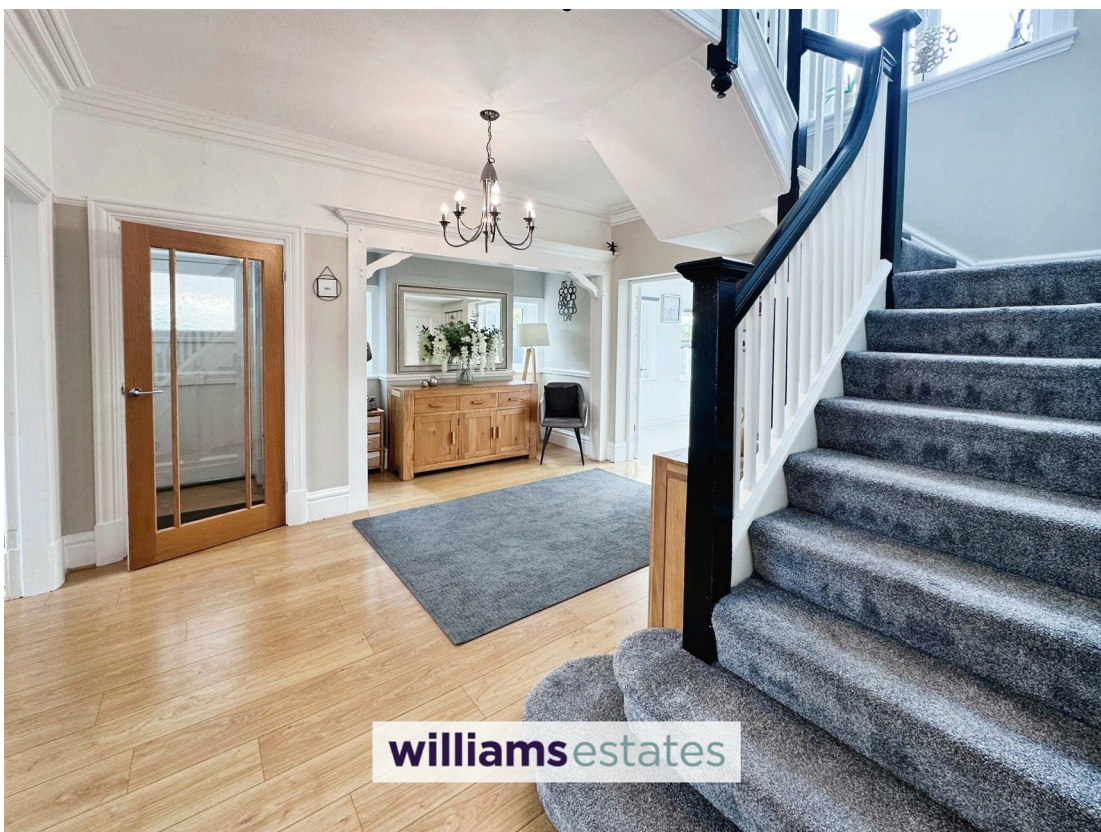
**EPC - D59**

**Council Tax Band - G Tenure - Freehold**

# SUMMARY

Nestled in the charming Aberconway Road of Prestatyn, this superior detached house is a true gem waiting to be discovered. Boasting four reception rooms, six bedrooms, and three bathrooms, this property offers ample space for a growing family or those who love to entertain.

The property exudes elegance and style, perfect for those seeking a touch of luxury in their everyday life. With its spacious layout and well-appointed rooms, this house provides the ideal setting for both relaxation and social gatherings. Located in a desirable neighbourhood, this family home offers not just a place to live, but a lifestyle to be enjoyed.



## Accommodation

via a timber door with obscure glazed panelling leading into;

## Entrance Porch

Having lighting and a timber framed door leading into;

## Entrance Hall

16'5" x 13'10" (5.02 x 4.23)

A grand hall space, having stairs to first floor landing, radiator, lighting, power points, cupboard under the stairs, double glazed window into the library, dual aspect uPVC double glazed windows onto the side elevation, timber obscured glazed doors leading into the bespoke orangery and an open archway into;

## Dining Room

16'5" x 11'10" (5.01 x 3.62)

Having lighting, power points, radiator, uPVC double glazed bay window onto the front elevation.

## Downstairs W.C.

6'5" x 5'0" (1.96 x 1.53)

Comprising low flush W.C., hand wash basin with stainless steel mixer tap over, fully tiled flooring, partially tiled walls, lighting and a uPVC double obscured glazed window onto the side.

## Lounge

20'2" x 14'9" (6.15 x 4.50)

Having lighting, power points, radiator, feature inglenook fireplace housing a log burner with stainless steel feature windows to the side, uPVC double glazed bay window to the front elevation.

## Open Plan Kitchen/Diner

### Diner

12'7" x 12'0" (3.85 x 3.68 )

Having fitted cupboards for storage, radiator, space for a freestanding fridge/freezer, ample space for dining, lighting, power points and a uPVC double glazed window onto the side elevation.

### Kitchen

21'1" x 9'5" (6.43 x 2.89)

Comprising a range of modern wall, drawer and base units with worktops over, breakfast bar for dining, lighting, power points, void and plumbing for both washing machine and dishwasher, void for large free-standing cooker with extractor hood above, stainless steel sink with half drainer and mixer tap over, void for tumble dryer, Veluxe uPVC windows into the roof, uPVC double glazed windows onto the side and rear elevations, uPVC double glazed door providing access to the rear garden and a timber glazed door leading into;





### Bespoke Orangery

22'0" x 18'0" (6.73 x 5.49)

Having inset spotlighting, power points, radiator, wall-mounted electric fireplace, central glass lantern letting plenty of natural light, uPVC double glazed windows to the side elevation, uPVC double glazed bifold doors providing access onto the rear decked area, and access into the basement.

### First Floor Landing

With stairs to second floor, lighting, radiator, and doors off to further accommodation.

### Bedroom One

19'0" x 11'10" (5.80 x 3.62)

Having lighting, power points, radiator and a uPVC double glazed bay window onto the front elevation and a uPVC double glazed window to the side elevation and a door leading into;

### Dressing Room

8'6" x 5'11" (2.61 x 1.81 )

Having wardrobe space if required, lighting, power points, uPVC double glazed window to the side elevation and a door leading into;

### En Suite

8'2" x 2'11" (2.50 x 0.90)

Comprising low flush W.C., hand wash basin with stainless steel mixer tap over, partially tiled splash back, wall-mounted heated towel rail, inset spotlighting, extractor fan, walk-in shower enclosure with rainfall and telephonic shower head and a uPVC double glazed obscured window to the side elevation.

### Bedroom Two

12'5" x 11'10" (3.80 x 3.61 )

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation with stunning views of the hillside and having door off into;

### En Suite

11'11" x 4'2" (3.64 x 1.28)

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

### Bedroom Three

13'9" x 9'0" (4.21 x 2.76)

Having lighting, power points, radiator, in-built cupboard for storage and uPVC double glazed windows onto the side and rear elevations.



### Family Bathroom

11'9" x 9'3" (3.59 x 2.84)

Comprising modern suite with larger than average walk-in shower enclosure with wall-mounted and telephonic shower head, free-standing bath with rainfall stainless steel tap and telephonic shower head over, modern heated towel rail, modern in-vanity hand wash basin with stainless steel mixer tap over, low flush W.C., fully tiled walls and flooring, inset spotlighting, uPVC partially obscured double glazing to both side elevations.

### Second Floor Landing

Having lighting and doors off

### Bedroom Four

17'6" x 11'11" (5.35 x 3.64)

Having lighting, power points, radiator and a uPVC double glazed window onto the side elevation with continued views of Prestatyn Hillside.

### Bedroom Five

16'10" x 9'1" (5.14 x 2.77)

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation with views of Prestatyn Hillside.

### Bedroom Six

9'7" x 7'11" (2.94 x 2.43)

Having the potential to be converted into an upstairs bathroom or en-suite. Having lighting, power points, radiator, eaves access, Velux window to the rear with views of the North Wales Coastline and a uPVC double glazed window to the side elevation.

### Outside

The property is approached via a block paved driveway providing off-road parking for multiple vehicles with an electric charge point located on the right hand side.

The the rear the garden is mainly laid with lawn for ease of low maintenance, with gravelled borders and enclosed with timber fencing providing privacy. The garden houses a raised decked area adjacent to the bi-folding doors leading into the property, ideal for summer entertaining in the sunshine.





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**Basement**  
Floor area  
13.9 m<sup>2</sup> (150 sq.ft.)

**Ground Floor**  
Floor area 105.9 m<sup>2</sup> (1,140 sq.ft.)

**First Floor**  
Floor area 80.9 m<sup>2</sup> (871 sq.ft.)

**Second Floor**  
Floor area 45.1 m<sup>2</sup> (486 sq.ft.)

**TOTAL: 245.8 m<sup>2</sup> (2,646 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>59</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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