



**4 Trevor Road, Prestatyn, Denbighshire,
LL19 7NG**

£282,500

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EPC - D60 Council Tax Band - D Tenure - Freehold

Trevor Road, Prestatyn

3 Bedrooms - House - Detached

This three-bedroom detached property offers a perfect blend of modern living and seaside convenience. It features an attached garage and ample off-road parking for multiple vehicles, ensuring both security and practicality. The house is equipped with double-glazed windows throughout, enhancing energy efficiency and comfort. The rear garden is immaculately presented, providing a beautiful outdoor space for relaxation or entertaining. Located just a short walk from the seaside beach, this home offers easy access to coastal activities. Inside, the rooms are furnished with a modern touch, creating a stylish and inviting living environment.



Accommodation

Via a UPVC double glazed obscure door, with double glazed panelling adjacent, leading into:

Entrance Hallway

Being a very good size, having lighting, radiator, telephone point, under-stairs cupboard housing the boiler and potential use for storage, stairs to the first floor landing, power-points, and doors off.

Lounge

13'10" x 10'10" (4.24 x 3.32)

Having lighting, power, radiator, and a curved UPVC double glazed window to the front. There is also a gas fireplace with a complementary surrounding hearth.

Living Room

14'0" x 10'5" (4.27 x 3.18)

Lighting, power, radiator, feature wood burner with a complementary hearth, UPVC double glazed double french patio doors leading into the:

Conservatory/Diner

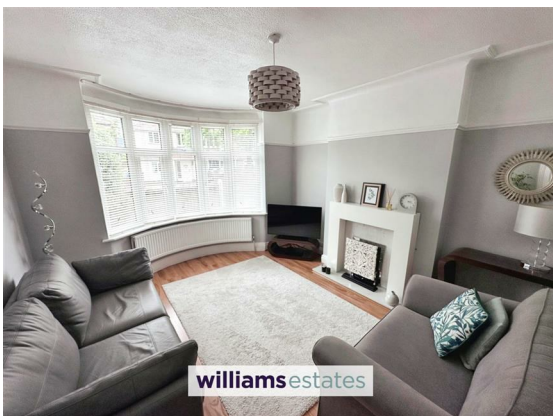
12'1" x 10'8" (3.69 x 3.27)

Lighting, power, radiator, UPVC double glazed units to the side, UPVC double glazed double patio doors giving access to the rear garden.

Kitchen

15'1" x 7'10" (4.61 x 2.41)

Comprising of wall drawn base units with complementary work tops over, four ring induction hob with a stainless steel extractor fan above, stainless steel sink with stainless steel mixer taps over, integrated microwave and electric oven, space for free standing fridge freezer, integrated dishwasher, lighting, power, radiator. Finally with a UPVC double glazed obscure window to the side, UPVC double glazed window to the rear, and a UPVC double glazed door giving access to the rear garden.



Stairs off to the first floor landing

Turn staircase with lighting, UPVC double glazed obscure window to the side, loft access hatch, power-points and doors off.

Bedroom 1

14'0" x 10'5" (4.28 x 3.19)

Lighting, power-points, radiator, UPVC double glazed window onto the rear elevation.

Bedroom 2

14'9" x 10'7" (4.51 x 3.23)

Lighting, power-points, radiator and a curved UPVC double glazed window onto the front.

Bedroom 3

8'0" x 7'9" (2.45 x 2.38)

Lighting, power-points, radiator, UPVC double glazed window to the front elevation, enjoying views of the Prestatyn hillside.

Separate WC

Low flush WC, inset spot-lighting, tiled walls and flooring, UPVC double glazed obscure window to the side,

Bathroom

7'11" x 7'1" (2.42 x 2.17)

This comprises of a bath with tap over, walk-in corner shower enclosure with wall mounted shower head, hand wash basin with stainless steel taps over, wall mounted heated towel rail, inset lighting, extractor fan and a UPVC double glazed obscure window to the rear.

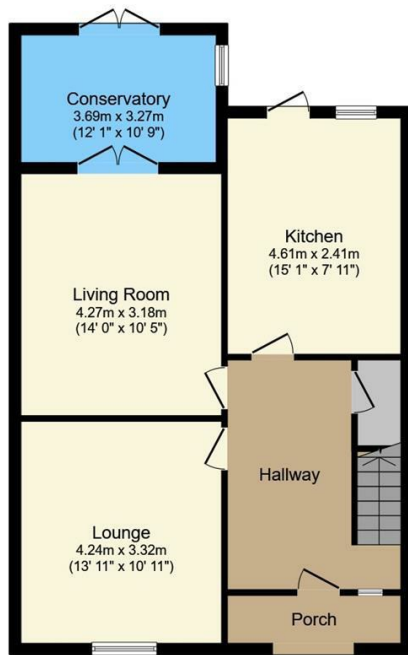
Outside

The property is approached by a concrete driveway, with an iron gate to the side and space for off-road parking for multiple vehicles. The rear garden is beautifully presented with a raised decking area, ideal for outdoor seating and dining. There is then a further decked area with space laid to lawn and gravel, which is bounded by walls either side. There is also access from the rear garden into the garage, this is also the case with the front where there is an outdoor shed and further access to the front via a timber gate.

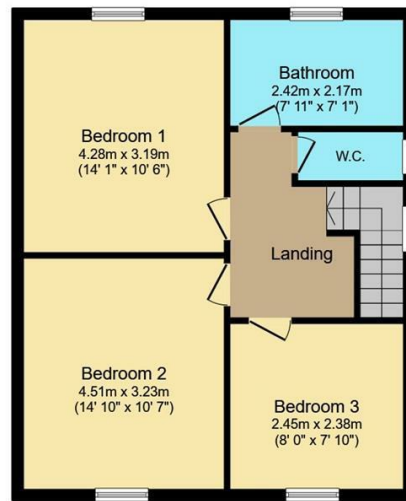
Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn continuing past the bus station on the left over the railway bridge to the traffic lights. Continue over at the lights onto Bastion Road and take the second left turning onto Trevor Road. No 4 can be seen on the right hand side by way of the For Sale sign.





Ground Floor
Floor area 72.3 sq.m. (779 sq.ft.)



First Floor
Floor area 59.8 sq.m. (644 sq.ft.)

TOTAL: 132.2 sq.m. (1,423 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

williamsestates

Call us on
01745 888900
Prestatyn@williamsestates.com