



williams estates



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**4 The Broadway, Prestatyn,
Denbighshire, LL19 8AU**

£279,000

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EPC - C72

Council Tax Band - D

Tenure - Freehold

The Broadway, Prestatyn

4 Bedrooms - House - Detached

Situated within a highly sought after residential area within Prestatyn, this detached family home is within easy access to the town centre and the seaside promenade. Having undergone partial improvements since purchase, this home now offers the perfect lifestyle for contemporary living. Comprising four bedrooms, lounge, open plan kitchen/diner, conservatory, utility and bathroom. Providing ample space for off-road parking via two driveways and benefitting from double glazing and central heating. This family home is a must view!



Accommodation

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

Entrance Hallway

Having lighting, power points, radiator, stairs to the first floor landing, under the stairs storage and doors off.

Lounge

14'0" x 11'9" (4.29m x 3.60m)

Having lighting, power points, radiator, T.V. aerial point, feature fireplace with complementary surround and hearth, large uPVC double glazed window onto the front and an opening off, leading into the;

Open Plan Kitchen/Diner

18'2" x 9'4" (5.54m x 2.85m)

Comprising of wall, drawer and base units with a complementary worktop over, sink and a half with drainer and mixer tap over, four ring electric hob with stainless steel splash back and extractor fan above, integrated oven, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, lighting, power points, radiator, space for dining, uPVC double glazed window onto the rear elevation, uPVC double glazed door giving access to the rear garden and an opening into the;



Conservatory

10'11" x 9'1" (3.35m x 2.79m)

Having lighting, power points, uPVC double glazed units and a uPVC double glazed double patio door giving access to the rear garden with view stunning views of the hillside.

Bedroom Four

13'10" x 9'0" (4.22 x 2.74)

Having lighting, power points, radiator, cupboard housing the electrics, uPVC double glazed window onto the front, uPVC double glazed obscure window onto the side and a door off into the;



Utility Room

8'8" x 5'8" (2.66m x 1.75m)

Comprising a low flush W.C., hand-wash basin with taps over, base and wall units with worktop over, void for washing machine, void for tumble dryer, lighting, power points and uPVC double glazed obscure windows onto the side and rear elevations.

Stairs to the First Floor Landing

Having lighting, power point, loft access hatch, large uPVC double glazed window onto the side with stunning views and doors off.

Bedroom One

13'1" x 7'10" (4.00m x 2.39m)

Having lighting, power points, radiator, inbuilt wardrobes with sliding door and a uPVC double glazed window onto the front elevation.

Bedroom Two

11'7" x 10'2" (3.55m x 3.10m)

Having lighting, power points, radiator, inbuilt wardrobes with sliding door and a uPVC double glazed window onto the rear elevation with stunning views.

Bedroom Three

8'11" x 6'3" (2.73m x 1.92m)

Having lighting, power points, radiator, inbuilt cupboard and a uPVC double glazed window onto the front elevation.

Bathroom

7'7" x 6'3" (2.32m x 1.91m)

Comprising of a low flush wW.C., hand-wash basin with taps over, bath with wall mounted shower, uPVC double glazed obscure windows onto the side and rear, lighting and fully tiled walls.

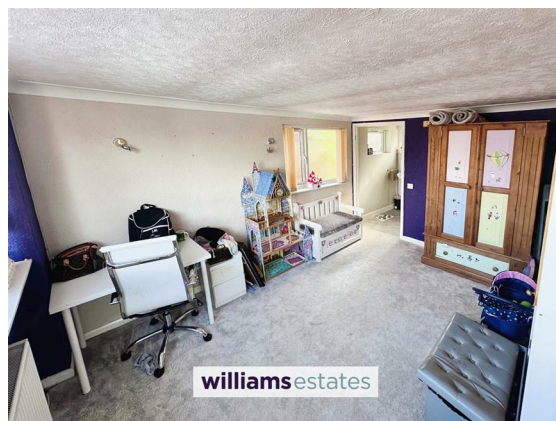
Outside

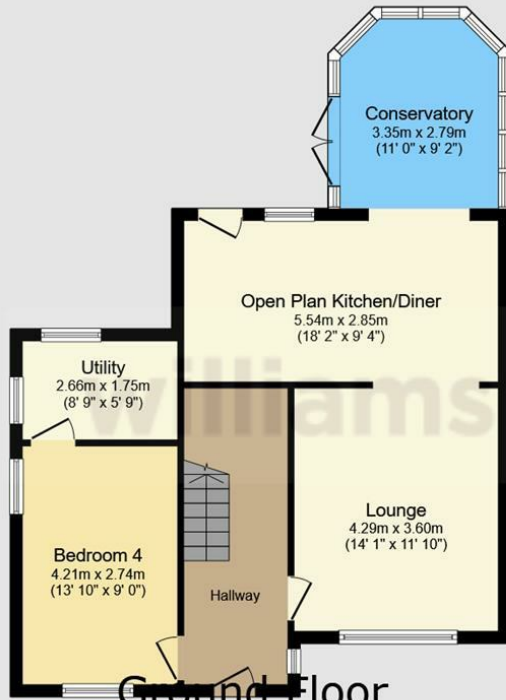
Situated on a corner plot, offering parking from the front and side gardens. To the front, the property is approached via a driveway, providing ample space for off-road parking, with the garden to the front being laid to slate for ease and low maintenance,

The rear garden enjoys a sunny aspect and is the perfect garden for entertaining guests and for alfresco dining. Being mainly laid to artificial grass, the garden is also of ease and low maintenance and bound by brick walling.

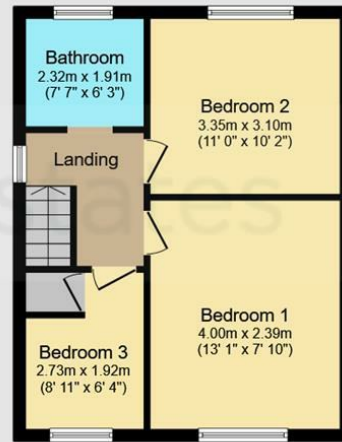
Directions

Proceed from Prestatyn office right to the roundabout and take the second exit off onto Ffordd Pendyffryn and first left turning onto Fforddisa. Continue along to the crossroad and turn right onto Ffordd Penwhylfa. Continue along to the small roundabout and take the first right turning onto The Broadway. The property can be seen on your right hand side.





Ground Floor
Floor area 68.5 m² (737 sq.ft.)



First Floor
Floor area 40.1 m² (432 sq.ft.)

TOTAL: 108.6 m² (1,169 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(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.

