



**9 Plastirion Avenue, Prestatyn,  
Denbighshire, LL19 9DY**

**£335,000**

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**EPC - E52**

**Council Tax Band - F**

**Tenure - Freehold**

# Plastirion Avenue, Prestatyn

## 4 Bedrooms - House - Detached

The property occupies a sought after position and stands just off the well known Gronant Road. Close to Prestatyn's main town High Street with its schools, shops and public services and the Retail Park are within a short distance. The accommodation offers four double bedrooms, family bathroom, ground floor shower room, two reception rooms having feature fireplaces and the additional feature of a modern fitted kitchen/family room. Having the additional benefit of a utility room, gas central heating and uPVC double glazing. The accommodation which is ideally suited to family occupation has driveway providing off road parking with enclosed rear garden. Available with no onward chain.



### Accommodation

Via a modern front door with obscure panelling leading into the entrance porch.

### Entrance Porch

6'7" x 4'0" (2.01 x 1.22)

Having original decorative tiled floor, picture rail, dado rail and double glazed window to the side, glazed timber framed door leading into the entrance hallway.

### Entrance Hallway

Having oak flooring, radiator, picture rail, dado rail, under stairs storage cupboard and power points, stairs off to the first floor landing and doors off.

### Sitting Room

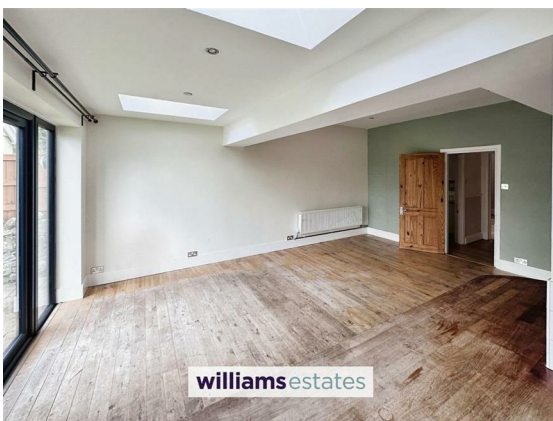
14'2" x 12'1" (4.34 x 3.70)

Having wooden flooring, feature fireplace with cast iron open fire with decorative tiled insets and raised hearth, radiator, built-in storage cupboard with a built in book case in one alcove and a built in storage cupboard in the other alcove and a double glazed box bay window to the front elevation.

### Lounge

14'3" x 11'11" (4.35 x 3.64)

With oak flooring, picture rail, radiator, power points, feature fireplace with cast iron inset and living flame gas fire with raised plinth, power points and double glazed box bay window to the front elevation.



### Utility Room

5'9" x 5'2" (1.76 x 1.58)

Fitted with base units with worktop surfaces over, wall units, stainless steel sink with a mixer tap over, partially tiled walls, lighting power points, wall mounted gas central heating boiler, radiator and double glazed window to the side elevation.

### Kitchen/Family Room

24'3" x 18'7" (7.41 x 5.68)

Comprising of wall, drawer and base units with worktop surfaces over, space for free standing fridge freezer, cooker with stainless steel extractor fan above, sink and drainer with mixer tap, integrated dish washer, breakfast bar ideal for dining, lighting, power points, radiator, Velux windows to the rear, double glazed window to the rear, double glazed patio doors allowing access onto the rear garden and double glazed door allowing access onto the side elevation.



### Ground Floor Shower Room

10'3" maximum x 5'3" (3.13 maximum x 1.62)

Having a walk in shower enclosure with wall mounted shower head, low flush W.C., hand wash basin with stainless steel tap, wall mounted heated towel rail, inset spot lighting, extractor fan and a double glazed obscure window to the side.

### First Floor Accommodation and Spacious Landing

19'6" x 5'9" (5.94 x 1.75)

With picture rail, single panelled radiator, power points, original feature glass window to the side of the property, loft hatch access with slingsby ladder leading to the attic room.

### Attic/Play Room

With radiator, power points, eaves storage and three "Velux" windows allowing in natural light.

### Bedroom One

13'1" x 11'11" (4.01 x 3.65)

Having lighting, power points, radiator, fitted furniture by Hammonds, feature fireplace and uPVC double glazed windows to the front elevation.

### Bedroom Two

12'8" x 12'2" (3.88 x 3.71)

Having lighting, power points, radiator, store cupboard and double glazed window to the front elevation.

### Bedroom Three

13'1" x 11'3" (4.01 x 3.43)

Having lighting, power points, radiator, feature fireplace and double glazed window to the rear elevation.

### Bedroom Four

11'2" x 11'1" (3.41 x 3.38)

Having lighting, power points, radiator, fitted store cupboard and double glazed window to the rear elevation.

### Family Bathroom

8'8" x 6'7" (2.66 x 2.03)

Having a three piece suite comprising claw foot bath with shower telephonic attachment, low flush W.C., hand wash basin with stainless steel taps, single panelled radiator, heated towel rail, partially tiled walls and obscure double glazed window to the front elevation.

### Outside

The property is approached via a single wrought iron gate onto the blocked paved front garden. Further double wrought iron gates allowing access to a blocked paved driveway and is bound by stone walling. The enclosed rear garden having paved patio and is mainly laid to lawn and is bound by stone wall and fencing and has the added benefit of an outside timber store.

### Directions

Proceed from the Prestatyn office onto Gronant Road, taking the right hand turn onto Plastirion Drive where the property can be found on the left hand side.





### Ground Floor

Floor area 99.2 m<sup>2</sup> (1,067 sq.ft.)



### First Floor

Floor area 72.6 m<sup>2</sup> (781 sq.ft.)

TOTAL: 171.7 m<sup>2</sup> (1,849 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) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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