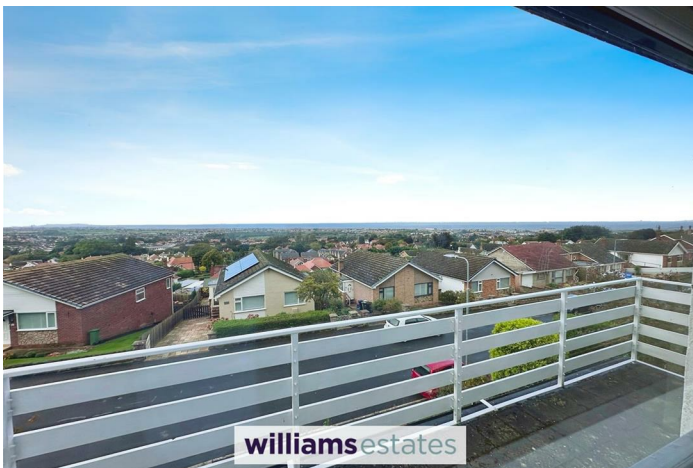


# williams estates



**47 Orme View Drive, Prestatyn,  
Denbighshire, LL19 9PG**

**£349,950**

 3  1  2  E

**EPC - E49**

**Council Tax Band - F**

**Tenure - Freehold**

# Orme View Drive, Prestatyn

## 3 Bedrooms - House - Detached

Added development opportunity subject to relevant planning permission.

47 Orme View Drive has recently benefitted from new uPVC double glazed windows throughout including all doors and glass panels, plus installation of bi-fold doors to the rear of the property. Investment has continued to incorporate a Worcester Combi boiler fitted in December 2022, new gutters & downpipes to the exterior, new fascias to the property and also new ceiling to the side car port. The exterior of the house is newly painted as well as the roof having been cleared of moss and some new fencing to the larger than average sized garden.

This detached property is similar in design to its neighbours yet boasts the largest front balcony and benefits from a bay window in the lounge. The owners decided to install floor to ceiling front and side windows in the lounge to maximise light and equally as important, to maximise the stunning sea views. There is additional opportunity with this property to explore securing planning permission to develop the top tier of the garden, as neighbouring properties have done.

Whilst 47 Orme View Drive requires further modernisation namely new bathroom suite, w/c and kitchen, the hard yards have been carried out by the current owners. This is now a fantastic opportunity to apply your own style and finishing touches to a beautiful family home in a sought after location.



### Accommodation

Via a modern uPVC front door leading into:

#### Entrance Porch

6'9" x 3'6" (2.07m x 1.09m)

Having a uPVC double glazed window to the front enjoying views of the North Wales Coastline and Clwydian Range and a timber framed single glazed door leading into:

#### Hallway

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

#### Lounge

19'2" x 17'3" (5.85m x 5.26)

Having lighting, power points, radiator, open reach fibre points, Tv aerial points, uPVC window to the side, inset spot lighting and a large floor to ceiling uPVC double glazed window onto the front enjoying views of the North Wales coastline and Clwydian Range.

#### W.C.

6'3" x 5'0" (1.91m x 1.53m)

Comprises of a low flush W.C., hand wash basin with stainless steel taps over, radiator, lighting and a uPVC double glazed window to the side elevation.

#### Dining Room

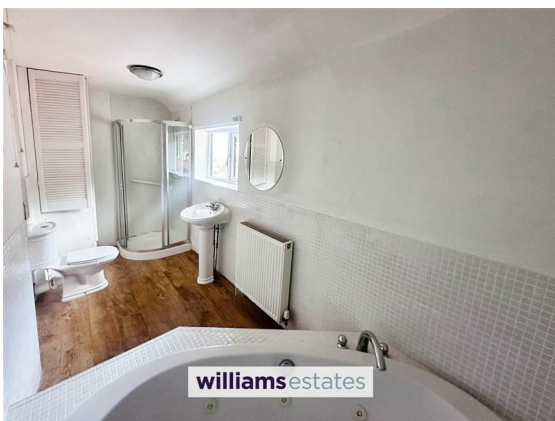
18'9" x 9'9" (5.74m x 2.99m)

Having lighting, power points, radiator, uPVC double glazed bi-fold patio door onto the rear giving access to the rear garden and door off into:

#### Kitchen

11'10" x 9'10" (3.61m x 3.02m )

Comprising of wall, drawer and base units with worktop over, space for a free standing cooker, stainless steel sink and drainer with stainless steel taps over, void for an under counter washing machine, void under the counter for another appliance, radiator, telephone point, lighting, power points and a uPVC double glazed window on the rear elevation.



## Stairs to the First Floor

Having a turn in the staircase, storage cupboard, uPVC double glazed window to the side elevation and a uPVC double glazed door giving access to the balcony which over looks all of the North Wales Coastline, Having lighting and doors off into:

## Bedroom One

16'7" x 11'6" (5.08m x 3.52m )

Having lighting, power points, radiator, TV aerial point, walk in wardrobe for storage and a uPVC double glazed window to the front elevation.

## Bedroom Two

12'1" x 11'1" (3.70m x 3.40m )

Having lighting, power points, radiator, TV aerial points, fitted wardrobes, loft hatch and a uPVC double glazed window to the rear elevation.

## Bedroom Three

7'11" x 7'9" (2.43m x 2.37m )

Having lighting, power, radiator and a uPVC double glazed window.

## Family Bathroom

15'2" x 6'3" (4.64m x 1.91m )

Comprising of a walk in shower with a wall mounted shower head, store cupboard, low flush W.C., hand wash basin with stainless steel mixer tap over, radiator, sunken bath with stainless steel taps over, lighting and a uPVC double glazed window onto the side elevation.

## Outside

The property is approached via a driveway providing off street parking. The garden to the front being landscaped for ease of maintenance with a variety of mature plants and shrubs. The larger than average enclosed rear garden having a paved patio, mainly to lawn and having an abundance of mature plants, shrubs and trees and is bound by fencing.

## Directions

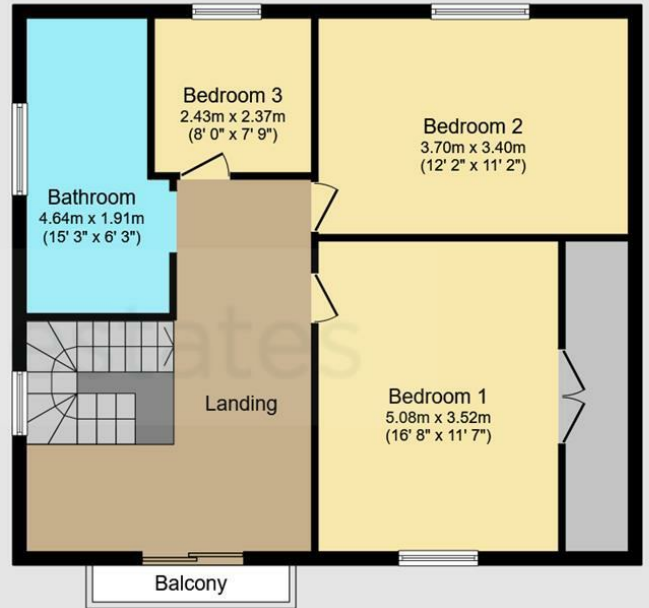
Proceed left from Prestatyn office to the roundabout and take the first exit off continuing onto Meliden Road. Take the third left turning, before bridge onto Woodland Park, The Avenue. Proceed along The Avenue to the top, turning left onto Orme View Drive, where No 47 can be found on the right hand side.





### Ground Floor

Floor area 76.6 m<sup>2</sup> (825 sq.ft.)



### First Floor

Floor area 79.2 m<sup>2</sup> (852 sq.ft.)

TOTAL: 155.8 m<sup>2</sup> (1,677 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>49</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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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.

