



Ty Gwyn 6 The Circle, Prestatyn, Denbighshire, LL19 9EU

£825,000

8 8 9 C

EPC - TBC

Council Tax Band - G Tenure - Freehold

SUMMARY

This prestigious family home is located in the highly sought after area of Upper Prestatyn occupying a much larger than average plot, enjoying breath taking views over the North Wales Coastline towards the Great Orme at Llandudno. Being masterfully designed throughout and appreciating a wealth of impressive features this property is an exemplary epitome of a Family Home. Being located within a walking distance of Prestatyn high street, retail park and seaside promenade. Viewing is highly encouraged to appreciate the extent of what this property has to offer.



In brief, the accommodation to the ground floor comprises an entrance porch and hallway with feature parquet flooring, cloakroom, open-plan living accommodation with a high-specification kitchen having a walk-in pantry, breakfast bar, integrated appliances and utility room off. In turn leading to the living area, spacious lounge and family dining room. From the hallway, you are led to the games room and further cinema room which provides access onto the front patio enjoying views towards the coast.

To the first floor, there are four spacious double bedrooms; three of which having en-suites, and a further family bathroom.

Along with the main accommodation, the property benefits from two annexe's with separate entrances.

Annexe one comprises the Dragon Suite, Beach Suite and Castle Suite (currently being used as holiday lets) all suited for modern living and their own bathrooms and kitchen space.

Annexe two comprises a bedroom, bathroom and living area with kitchen also.

Welcoming you to this family home is a well-presented front garden, with ample off-road parking and a raised patio enjoying breathtaking views of the coast. To the rear, the garden is primarily laid with lawn and also a patio area enjoying a sunny aspect and being ideal for outdoor dining and entertaining, housing a workshop and pool room and entirely bound by mature trees and fencing for a total private environment.

Accommodation

via a decoratively glazed feature timber door, leading into the;

Entrance Porch

Having parquet flooring and a timber framed glazed door, giving access into the;

Hallway

Having lighting, parquet flooring, wall panelling, stairs to the first floor landing, cloakroom under the stairs and doors off.

Cloakroom

Having a low flush w.c., lighting and a obscure glazed window onto the front.

Kitchen/Diner

22'3" x 11'10" (6.78 x 3.61)

Fitted with high quality specification wall, drawer and base units with complementary worktops over. Having a void for a range style cooker and extractor hood over, lighting, power points, breakfast bar in keeping with worktops, sink and drainer with mixer tap over, uPVC double glazed windows onto the front and side elevations, pantry, opening off to living area, opening off to utility room

Pantry

3'11" x 3'6" (1.19 x 1.07)

Excellent space for further storage.

Utility Room

7'3" x 6'6" (2.21 x 1.98)

Having space for a washing machine and tumble dryer under a complementary worktop, lighting, power points, uPVC double glazed window onto the front and a door providing access to the "Lobby"

Living Area

13'0" x 12'2" (3.96 x 3.71)

Having lighting, power points, radiator, uPVC double glazed window onto the rear, uPVC double glazed door giving access to the rear garden and an opening off leading into the;

Lounge

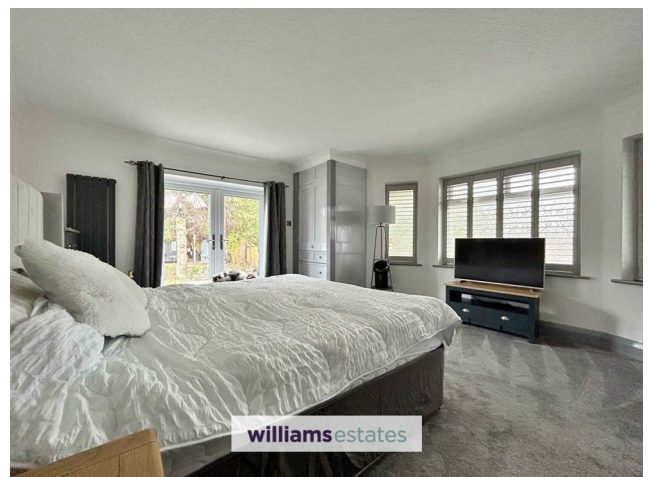
24'7" x 15'2" (7.49 x 4.62)

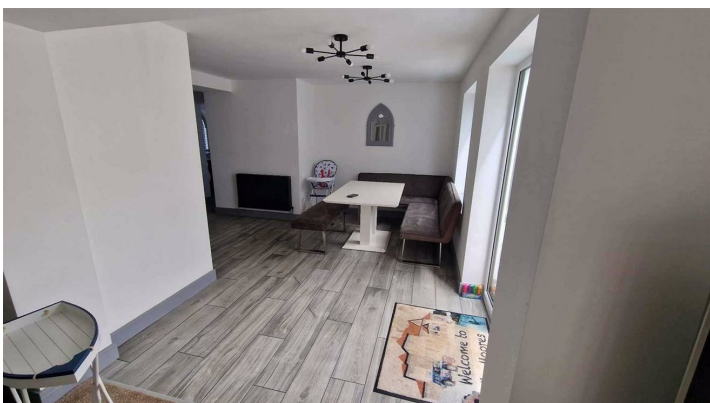
Having lighting, radiator, ample power points, TV points, spot lighting, double glazed window overlooking the rear elevation enjoying views of the garden, double glazed double doors allowing access into the games room and double glazed double doors allowing access onto the rear garden.

Dining Room

11'11" x 11'10" (3.63 x 3.61)

Having parquet flooring, power points, TV point, feature fireplace and a door allowing access to the hallway.





Games Room

24'5" x 12'4" (7.44 x 3.76)

Having parquet flooring, ample power points, TV point, radiators, fireplace and hearth, double glazed double doors giving access to the lounge and double glazed double doors leading to the cinema room.

Cinema Room

15'5" x 11'9" (4.70 x 3.58)

Having coved ceiling, ample power points, wall light points, wall light points and double glazed double doors leading onto the decked patio enjoying the stunning views of the coastline and beyond.

Stairs to the First Floor Landing

Turn staircase with a uPVC double glazed window onto the front elevation, lighting, storage cupboard to the landing space and doors off to further accommodation.

Bedroom One

16'8" x 13'8" (5.08 x 4.17)

Having power points, inbuilt wardrobes for storage, modern wall mounted radiator, feature bay window onto the side elevation, uPVC double glazed double doors onto the rear elevation and an en-suite off.

En-suite

9'9" x 5'3" (2.97 x 1.60)

Comprising of a low flush W.C., fully tiled walls, bath with wall mounted shower head over, wall mounted heated towel rail, vanity hand-wash basin with mixer tap over and a uPVC double glazed obscure window onto the front elevation.

Bedroom Two

22'1" x 13'7" (6.73 x 4.14)

Having lighting, power points, radiator, sink with tap over, uPVC double glazed window onto the rear elevation and en-suite off.

En-suite

Comprising of a low flush W.C. and a walk-in shower enclosure with a wall mounted shower head.

Bedroom Three

11'0" x 8'10" (3.35 x 2.69)

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation and en-suite off.

En-suite.

Comprising of a low flush w.c. and a walk-in shower enclosure with wall mounted shower head over.

Bedroom Four

12'0" x 10'10" (3.66 x 3.30)

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

Bathroom

9'6" x 7'3" (2.90 x 2.21)

Comprising of a corner bath, hand-wash basin with tap over, uPVC double glazed obscure window onto the front elevation.

Outside

Being situated on a much larger than average sized plot, the gardens extend to the front, side and rear. Allowing ample space for off-road parking to the front and side, with a timber gate providing access down the side of the property to the rear. To the front, there is a raised decked area enjoying unspoilt views of the North Wales Coastline. All gardens are of ease and low maintenance, with the rear garden being mainly laid to lawn, housing a large workshop and pool room. To the rear, the patio area is beautifully presented and enjoys a sunny and private aspect, being ideal for alfresco dining and entertainment.

Main Workshop

40'0" x 30'0" (12.19 x 9.14)

Having commercial use.

Second Workshop

23'0" x 20'0" (7.01 x 6.10)

Upstairs Storage Room

30'0" x 20'0" (9.14 x 6.10)

Garden Building

42'0" x 32'0" (12.80 x 9.75)

Pool facility and storage upstairs. The pool room has planning to make the existing building brick built and plans are available to view via the agent.

Lobby

17'6" x 15'0" (5.33 x 4.57)

Access via it's own entrance and also via the Utility Room. Having lighting, power points, uPVC double glazed door leading onto the rear patio, stairs to the first floor landing with cupboard under the stairs for storage and door off.

Annexe One (Dragon Suite)

Living Area

15'2" x 13'10" (4.62 x 4.22)

Having lighting, power points and a door off.

Kitchen/Diner

15'2" x 11'3" (4.62 x 3.43)

Fitted with base units and a complementary worktop over, wall mounted modern radiator, space for dining, wall mounted boiler, sink and drainer with a mixer tap over, four ring hob, integrated oven, integrated fridge & freezer, lighting, power points and door off.

Bedroom

14'1" x 10'10" (4.29 x 3.30)

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

Bathroom

10'10" x 6'9" (3.30 x 2.06)

Comprising of a walk-in shower enclosure with wall mounted shower head and telephonic shower head, hand-wash basin with taps over, fully tiled walls, low flush W.C., lighting, radiator and a uPVC double glazed obscure window onto the rear elevation.

Beach Suite

Kitchen/Living

15'2" x 13'10" (4.62 x 4.22)

Having lighting, power points, uPVC double glazed window onto the side elevation, wall mounted modern radiator, base units with worktops over and a door off.

Inner Hallway

Having doors off.

Bedroom

11'4" x 10'0" (3.45 x 3.05)

Having lighting, power points, wall mounted modern radiator and uPVC double glazed double doors leading out onto the balcony.

Shower Room

7'10" x 4'8" (2.39 x 1.42)

Comprising of a low flush W.C., walk-in shower enclosure with wall mounted shower head over, fully tiled walls, hand-wash basin with tap over, extractor fan and a uPVC double glazed obscure window onto the side elevation.

Castle Suite

Bedroom/Living/Kitchen

19'0" x 15'0" ((max) x (max)) (5.79 x 4.57 ((max) x (max)))

Having lighting, power points, radiator, uPVC double glazed windows onto the front and side elevation and an en-suite off.

En-suite

6'1" x 5'8" (1.85 x 1.73)

Comprising of a low flush W.C., hand-wash basin with tap over, walk-in shower enclosure with wall mounted shower head, tiled walls and a uPVC double glazed window onto the side elevation.

Annexe 2

Accessed via the "Cinema Room", with access to from the rear also.

Bedroom

14'10" x 8'11" (4.52 x 2.72)

Having lighting, power points, opening off and a bathroom off.

Bathroom

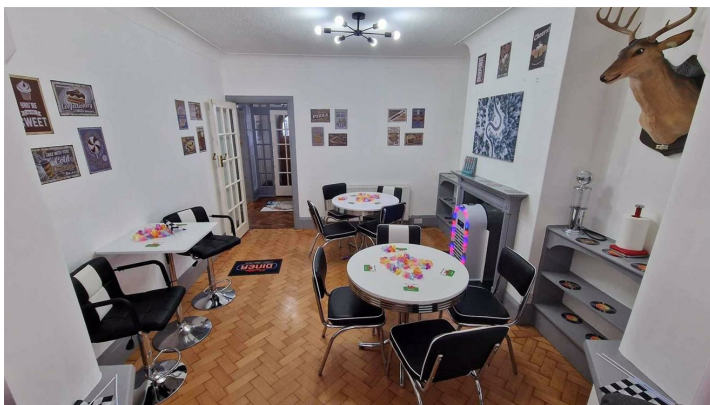
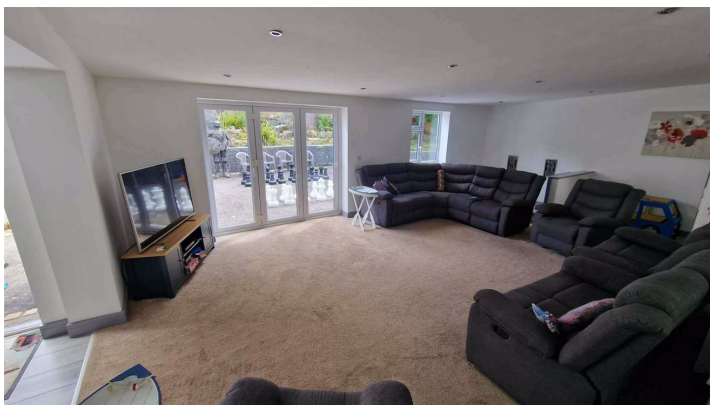
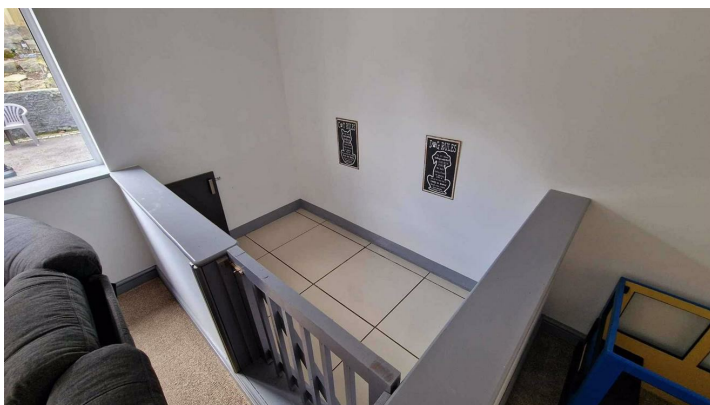
7'1" x 5'8" (2.16 x 1.73)

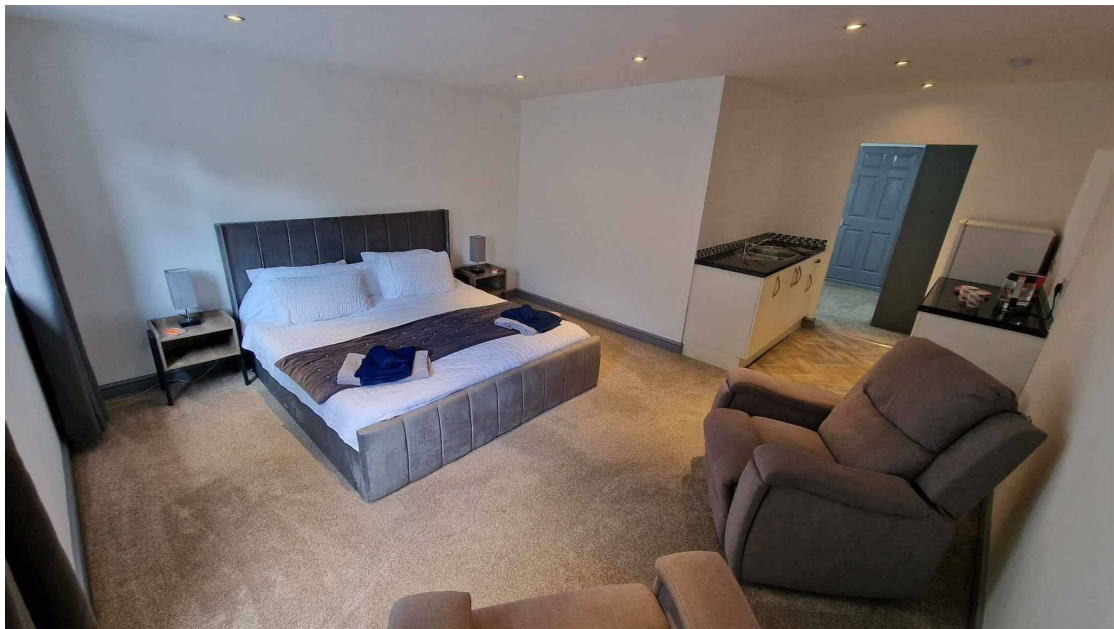
Comprising of a p-shaped bath, low flush W.C., vanity hand-wash basin with mixer tap over, lighting, extractor fan and partially tiled walls.

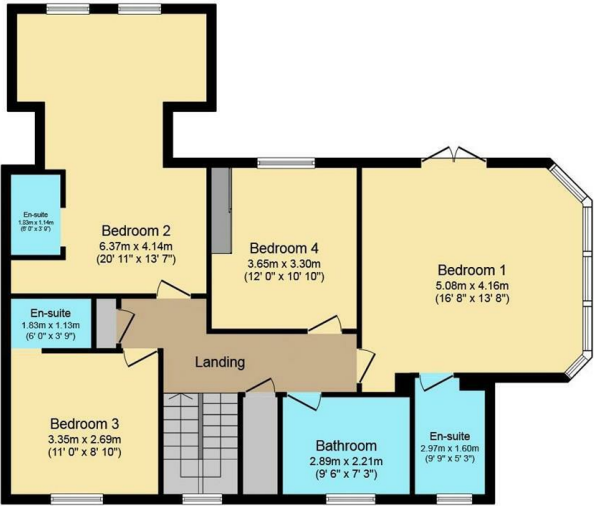
Kitchen/Living Area

19'1" x 14'7" (5.82 x 4.45 (5.81 x 4.44))

Having lighting, power points, radiator, base units with worktops over, uPVC double glazed window onto the rear and a uPVC double glazed obscure door onto the rear.







First Floor

Floor area 101.8 sq.m. (1,096 sq.ft.) approx

Total floor area 101.8 sq.m. (1,096 sq.ft.) approx

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Dragon Suite

Floor area 76.1 sq.m. (819 sq.ft.) approx

Total floor area 76.1 sq.m. (819 sq.ft.) approx

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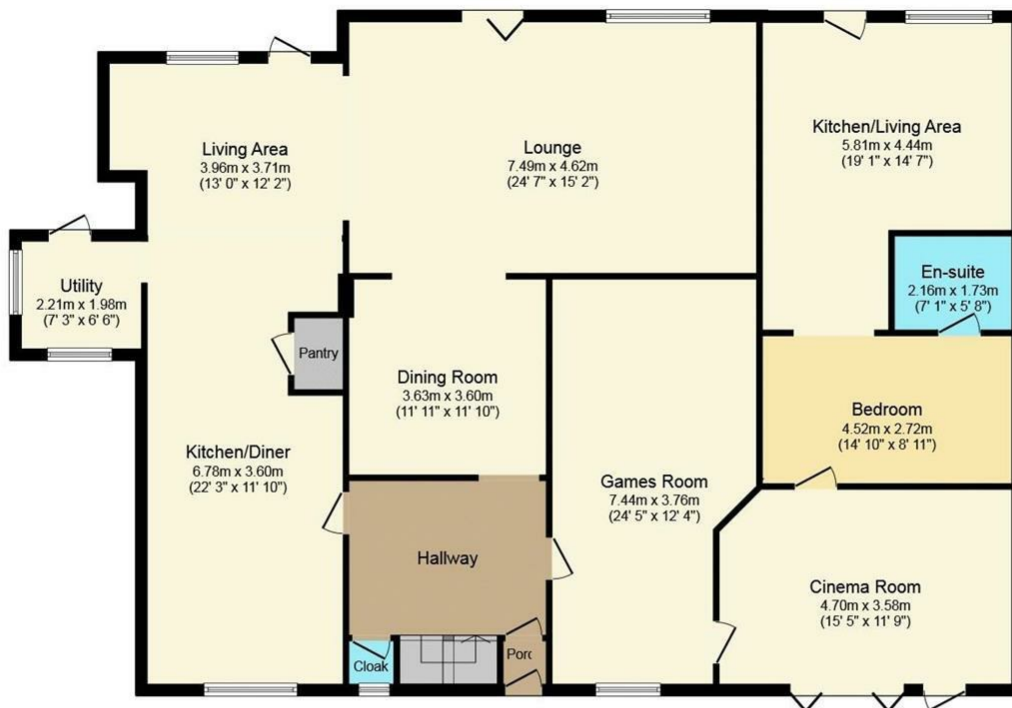


Beach Suite & Castle Suite

Floor area 68.1 sq.m. (733 sq.ft.) approx

Total floor area 68.1 sq.m. (733 sq.ft.) approx

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Ground Floor

Floor area 196.0 sq.m. (2,110 sq.ft.) approx

Total floor area 196.0 sq.m. (2,110 sq.ft.) approx

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	73	
(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.

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