



## 2 The Paddock, Prestatyn, Denbighshire, LL19 8NB

**£520,000**

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**EPC - D68**

**Council Tax Band - G    Tenure - Freehold**



## SUMMARY

This detached four-bedroom dormer bungalow boasts fantastic views over Meliden golf course. This property features beautifully well kept gardens and a home with abundance of space and opportunity to renovate, making it ideal for families or those looking for room to grow. Viewing is highly recommended to appreciate its massive potential, which includes a double garage, off road parking, Kitchen /diner, living room, good size hallway, dining room, library, conservatory, four double bedrooms, two bathrooms, en-suite, utility with W.C., This property is situated close to all local amenities and a short drive from the town centre.





### Accommodation

via timber framed glazed door leading into the entrance porch.

### Entrance Porch

Having lighting and a feature timber framed door leading into the entrance hallway and enjoys unspoilt views of the North Wales Coastline.

### Entrance Hallway

A grand entrance hallway having lighting, power points, radiator, stairs off to the first floor landing and door off.

### Lounge

18'10" x 16'5" (5.76 x 5.02)

Having lighting, power points, radiator, open fire with complementary surround and hearth, timber framed window to the side enjoying the unspoilt views towards the coastline and archway leading into a further reading/library area.

### Reading/Library Area

13'7" x 7'3" (4.15 x 2.21)

Having lighting, power points, radiator, timber framed glazed window onto the rear enjoying views of the rear garden and towards the golf course, door off into the dining room and door off into the conservatory.

### Dining Room

14'4" x 11'10" (4.39 x 3.63 )

Having lighting, power points, radiator, timber framed door giving access into the conservatory and double obscure glazed doors leading back into the entrance hallway.

### Conservatory

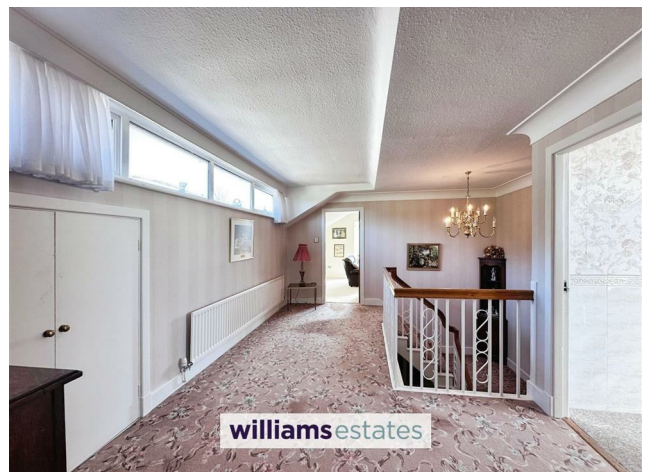
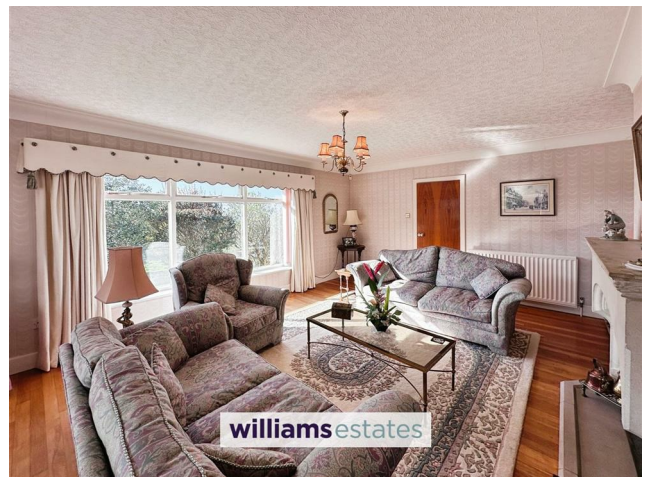
16'6" x 9'6" (5.03 x 2.91)

Having lighting, power points, a personal door leading back into reading/library area, timber framed glazed windows surrounding with a timber framed glazed door giving access onto the rear patio and enjoys the unspoilt views of Prestatyn Hillside out towards Meliden and North Wales Coastline.

### Kitchen/Diner

21'6" x 11'0" (6.56 x 3.36)

Comprising of wall, drawer and base units with worktop surfaces over, integrated double oven, four ring hob with extractor fan above, double sink and drainer with stainless steel mixer tap over, timber framed glazed window to the side, space for dining, space for appliances, inset spot lighting, power points, timber framed glazed window onto the rear enjoying views of the rear garden and out towards the golf course.







#### Inner Hallway

Ideal for coat storage having inbuilt cupboards ideal for pantry/airing cupboard and a timber framed glazed door allowing access onto the rear garden.

#### Utility Room

7'4" x 5'6" (2.26 x 1.68)

Fitted with a stainless steel sink and drainer with stainless steel taps over, space for freezer, wall mounted Worcester central heating boiler, low flush W.C., space for washing machine and tumble dryer with timber framed obscure glazed window onto the side elevation.



#### Ground Floor Bathroom

11'6" x 8'5" (3.52 x 2.58 )

Comprising of low flush W.C., sunken bath with mixer taps over, hand wash basin with mixer tap over, lighting, radiator, timber framed obscure glazed window onto the side elevation.

#### Bedroom One

14'0" x 13'10" (4.28 x 4.23)

Having lighting, power points, radiator, timber framed glazed window onto the rear and en-suite off.



#### En-Suite

7'9" x 5'10" (2.37 x 1.78)

Comprising of walk in shower enclosure with wall mounted shower, low flush W.C., hand wash basin with stainless steel taps over, partially tiled walls, lighting, extractor fan and timber glazed obscure window.

#### Bedroom Two

20'6" x 13'0" (6.25 x 3.97 )

Having lighting, power points, radiator, inbuilt storage cupboards and timber framed glazed window onto the side of the property looking onto the Paddock enjoying views onto the front garden and towards the North Wales Coastline.

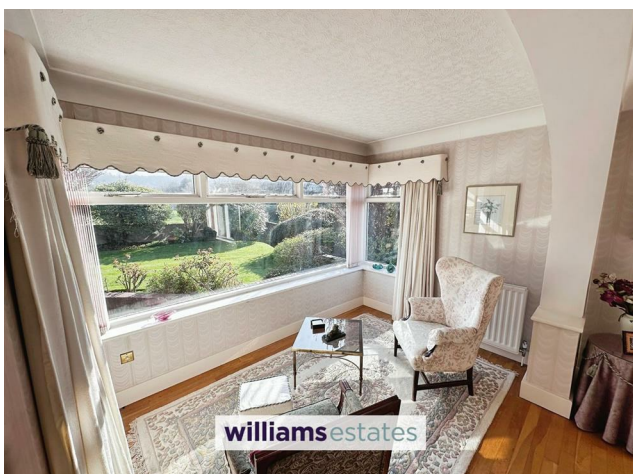
#### Stairs Off To The First Floor Landing

Having storage into the eaves, lighting, power points, radiator, uPVC double glazed window onto the rear enjoying unspoilt views of the hillside and doors off.

#### Bedroom Three

14'6" x 13'10" (4.42 x 4.24)

Having lighting, power points, radiator and timber framed glazed window overlooking the front elevation enjoying the unspoilt views out towards the golf course.





### Bedroom Four

20'6" x 16'3" (6.26 x 4.96 )

Having lighting, power points, radiator, TV aerial point, inbuilt cupboards for storage and a large timber framed glazed window onto the rear elevation with fabulous views over the North Wales Coastline with spectacular sunsets.

### First Floor Bathroom

11'5" x 10'4" (3.50 x 3.15)

Comprising of bath with mixer tap over, low flush W.C., hand ash basin with tap over, walk in shower enclosure with wall mounted shower head, radiator, inbuilt storage cupboard, a further cupboard giving access into the eaves, lighting, loft access hatch and a uPVC double glazed window onto the front elevation.

### Garage

19'4" x 18'11" (5.91 x 5.78)

Having an up and over electric door, lighting, power points, electric & gas meters, glazed window to the side and personal door giving access onto the side patio.

### Outside

The property is approached via a driveway providing ample space for off-road parking and leading up to the accommodation. The front garden is beautifully kept, with mature trees and shrubs and being very private.

To the rear, the gardens are laid to lawn and well kept, enjoying views of the hillside and of the golf course.

### Directions









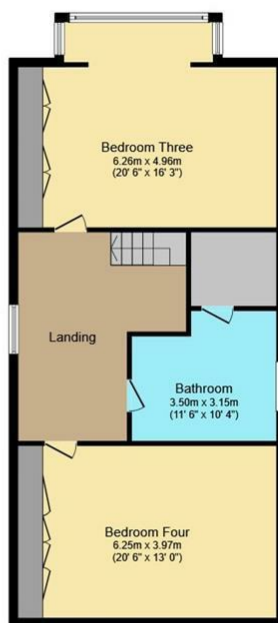






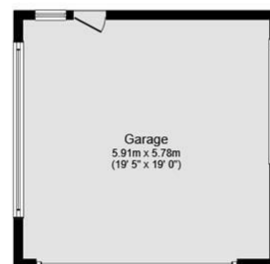
**Ground Floor**

Floor area 191.8 sq.m. (2,065 sq.ft.)



**First Floor**

Floor area 86.8 sq.m. (934 sq.ft.)



**Garage**

Floor area 34.5 sq.m. (371 sq.ft.)

Total floor area: 313.1 sq.m. (3,370 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

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>68</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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