



**64 Beach Road East, Prestatyn,
Denbighshire, LL19 7LF**

Offers Over £300,000

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EPC - D63 Council Tax Band - F Tenure - Freehold

Beach Road East, Prestatyn

5 Bedrooms - House - Detached

A large detached family house located close to the North Wales Coastline with stunning panoramic views and within walking distance to all local amenities and situated on a good sized plot. The spacious accommodation briefly comprises of entrance porch, entrance hallway, kitchen diner, utility room, ground floor W.C., living room, dining room, conservatory/sun room, five bedrooms and a family bathroom. Outside having driveway for ample off street parking, attached double garage and good sized gardens to the front, side and rear. Available with no onward chain.



Accommodation

Via a double glazed door leading into the entrance porch.

Entrance Porch

Having tiled flooring and timber glazed door allowing access into the entrance hallway.

Entrance Hallway

Having ornate coved ceiling, picture rail, radiator, power and lighting, stairs off to the first floor landing and doors off.

Kitchen

11'02 x 10'11 (3.40m x 3.33m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer, void for free standing cooker, built in storage cupboards, radiator, double glazed windows overlooking the front elevation and double glazed door leading into the utility room.



Utility Room

13'05 x 6'07 (4.09m x 2.01m)

Fitted with base units with stainless steel sink, wall mounted gas central heating boiler (which was installed three years ago), power and lighting, plumbing for washing machine, tiled flooring, two built in storage cupboards, double glazed window and double glazed door to the side elevation.

Living Room

16'09 into the alcoves x 14'10 into the bay (5.11m into the alcoves x 4.52m into the bay)

Having power and lighting, radiator, picture rail, ornate feature fireplace and double glazed boxed bay window overlooking the rear elevation enjoying views of the rear garden.

Dining Room

11'11 x 8'01 (3.63m x 2.46m)

Having picture rail, power points, lighting, radiator and opening into the conservatory/sun room.

Conservatory/Sun Room

11'11 x 5'01 (3.63m x 1.55m)

Having double glazed windows surrounding and double glazed door allowing access onto the rear garden.

Ground Floor W.C.

Fitted with hand wash basin, low flush W.C. and door leading into the garage.

Stairs Off To The First Floor Landing

Having obscure double glazed window to the front elevation, picture rail, radiator, lighting and doors off.



Bedroom One

13'10" into the bay x 11'11" (4.22m into the bay x 3.63m)

Having picture rail, radiator, power points, lighting, double glazed window to the side elevation and two double glazed windows overlooking the front elevation enjoying views of the North Wales Coastline and beyond.

Bedroom Two

15'7" x 14'9" (4.76m x 4.51m)

Having picture rail, power points, lighting, radiator, wall mounted gas fire, double glazed window to the side elevation and double glazed boxed bay window overlooking the rear elevation with views towards Prestatyn Hillside.

Bedroom Three

9'01" x 8'07" (2.77m x 2.62m)

Having picture rail, power points, lighting, radiator and double glazed window overlooking the rear elevation enjoying views towards Prestatyn Hillside.

Bedroom Four

11'11" x 11'2" (3.65m x 3.42m)

Having picture rail, power points, lighting, radiator, pedestal hand wash basin and double glazed window overlooking the rear elevation enjoying views of Prestatyn Hillside.

Bedroom Five

11'3" x 8'11" (3.43m x 2.73m)

Having picture rail, radiator, power points, lighting and double glazed window overlooking the front elevation enjoying the views of the North Wales Coastline and beyond.

Bathroom

11'10" max x 11'08" max (3.61m max x 3.56m max)

Fitted with a cast iron claw foot bath with wall mounted shower, pedestal hand wash basin, W.C., heated towel rail, built in storage cupboards, airing cupboard, part tiled walls, loft hatch access and obscure double glazed window to the front.

Outside

The property is approached via a driveway providing ample off street parking which leads to an attached garage. The garden to the front being laid to lawn and is bound by walling. The good sized garden to the side being laid to lawn and bound by hedges and walling. The rear garden enjoying a sunny aspect is mainly laid to lawn, patio area, variety of plants, shrubs and trees and is bound by wall and fencing.

Double Garage

21'03" x 17'01" (6.48m x 5.21m)

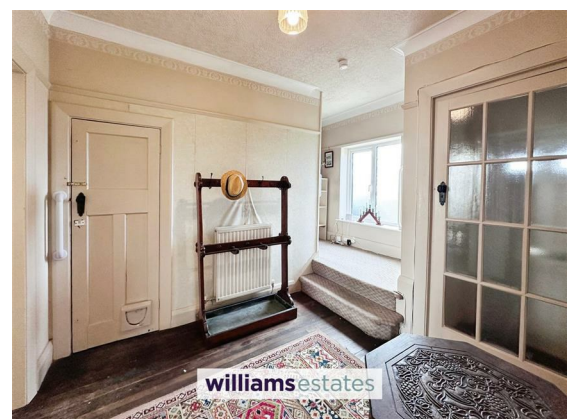
Having an electric up and over door, power and lighting, wall mounted electric meter, timber glazed window to the rear and timber door allowing access onto the rear garden.

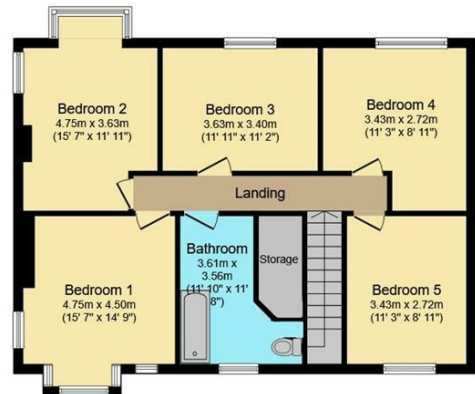
Directions

Proceed from Prestatyn office to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue over the railway bridge to the traffic lights. Proceed straight over onto Bastion Road and continue along passing the playing fields and turn right into Beach Road East and the property can be found on the left hand by way of our for sale board.

Additional Notes

New boiler installed three years ago.



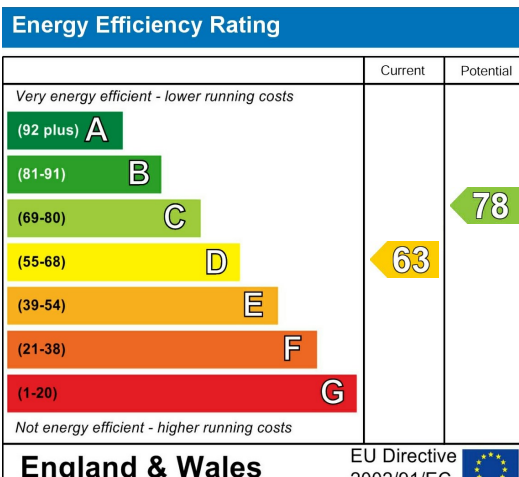


Total floor area: 173.6 sq.m. (1,869 sq.ft.)

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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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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