



**54 Nant Hall Road, Prestatyn,
Denbighshire, LL19 9LP**

£265,000

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EPC - D67 Council Tax Band - C Tenure - Freehold

Nant Hall Road, Prestatyn

3 Bedrooms - House - Semi-Detached

OPEN HOUSE - TUESDAY 6th MAY 10am - 11:30am & WEDNESDAY 7th May 4pm - 5:30pm

A beautifully presented traditional semi detached house within walking distance to all local amenities, bus and train stations, local schools and seaside promenade. The property briefly comprises an entrance hallway, dining room, living room, fitted kitchen, conservatory, three bedrooms and a four piece bathroom. Garden to the front providing ample off street parking and a good sized enclosed rear garden, which is a particular feature of the property. Available with no onward chain. Viewing is highly recommended to fully appreciate what the property has to offer.



Accommodation

via a uPVC double glazed obscure door leading into the;

Entrance Hallway

Having lighting, power points, radiator, cupboard housing the electrics, uPVC double glazed window onto the side, stairs to the first floor landing and doors off.

Dining Room

13'9" x 7'8" (4.21m x 2.34m)

Having lighting, power points, radiator, T.V. aerial point and a uPVC double glazed bay window onto the front elevation.

Living Room

16'9" x 10'11" (5.12m x 3.33m)

Having lighting, power points, radiator, T.V. aerial point, gas fireplace with complementary surround and hearth and uPVC double glazed patio door leading into the conservatory.



Pantry

Having an archway into the kitchen and cupboard under the stairs housing the boiler.

Kitchen

12'9" x 8'6" (3.90m x 2.61m)

Comprising of wall, drawer and base units with a complementary worktop over, integrated double oven with five ring gas hob and extractor fan above, sink and drainer with a stainless steel mixer tap over, integrated washing machine, integrated fridge, integrated freezer, integrated dishwasher, uPVC double glazed windows onto the side and rear elevations and a uPVC double glazed door giving access to the conservatory.



Conservatory

19'1" x 11'10" (5.84m x 3.62m)

Having lighting, power points, radiator, uPVC double glazing onto the rear elevation, and uPVC double glazed double patio doors giving access to the rear patio.

Stairs to the First Floor Landing

Having lighting, uPVC double glazed window onto the side and doors off.

Bedroom One

13'0" x 10'11" (3.97m x 3.34m)

Having lighting, power points, radiator, fitted wardrobes, hand-wash basin with taps over and a uPVC double glazed window overlooking the rear elevation

Bedroom Two

13'11" x 10'9" (4.25m x 3.28m)

Having lighting, power points, radiator, fitted store cupboard and a uPVC double glazed window overlooking the front elevation

Bedroom Three

7'8" x 7'6" (2.34m x 2.31m)

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

Bathroom

9'6" x 6'9" (2.92m x 2.07m)

Comprising of a walk-in shower enclosure with wall mounted shower head, low flush W.C., vanity hand-wash basin with mixer tap over, freestanding bath with telescopic shower head and mixer tap over, lighting, wall mounted heated towel rail, loft access hatch and a uPVC double glazed obscure window onto the side elevation.

Outside

The property is approached via a blocked paved driveway providing ample off road parking. The garden to the front is laid to lawn and bound by wall and hedging. A timber gate provides access to the enclosed rear garden. The rear garden is a particular feature of the property, having a paved patio area ideal for al fresco dining. Mainly laid to lawn with well established borders with mature plants, shrubs and trees. The property benefits from having an outside timber store.

Directions

Proceed from our Prestatyn office along Gronant Road turning left onto Mostyn Avenue continue to the junction turning right onto Nant Hall Road. This property can be found on the right hand side.

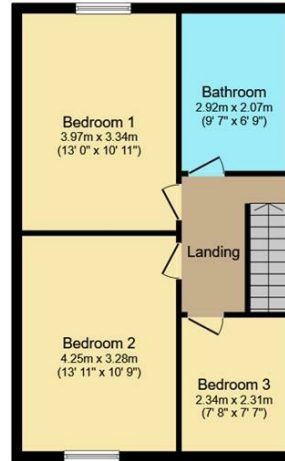
Additional Information

Probate has been applied for and should take about 8 weeks.





Ground Floor
Floor area 75.5 sq.m. (812 sq.ft.)



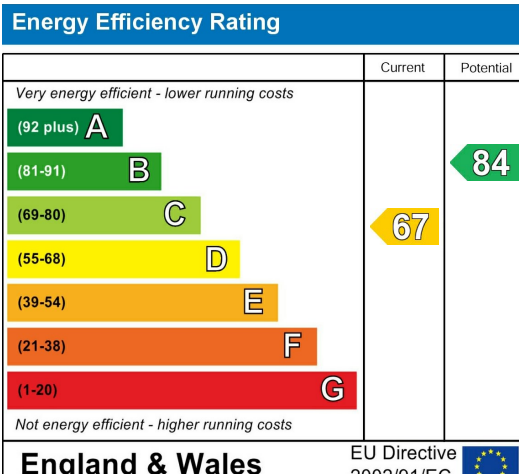
First Floor
Floor area 53.8 sq.m. (579 sq.ft.)

Total floor area: 129.3 sq.m. (1,392 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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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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