



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

**£360,000**

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**EPC - D57 Council Tax Band - Tenure - Freehold**



# Beach Road East, Prestatyn

## 4 Bedrooms - House - Detached

A spacious detached house with stunning views of Prestatyn Hillside and the North Wales coastline and within walking distance of the local amenities. The accommodation affords multiple reception rooms, two kitchens, utility room, four bedrooms and a four piece bathroom. To the outside garden to the front with two blocked paved driveways, garage and an enclosed rear garden which is a particular feature of the property with a timber built garden bar ideal for entertaining and enjoying a sunny aspect. Viewing essential to appreciate what the property has to offer. EPC rating D-57.



### Accommodation

Via a double glazed door with matching side panel leading into the entrance porch.

### Entrance Porch

Having tiled flooring and a timber glazed door leading into the entrance hallway.

### Entrance Hallway

Having radiator, power point, stairs leading off to the first floor landing with storage underneath and doors off.

### Ground Floor W.C.

Fitted with a vanity hand wash basin and WC and obscure double glazed window to the front elevation.

### Lounge

16'0" x 10'11" (4.9 x 3.35)

Having picture rail, radiator, modern fireplace housing the coal effect gas fire, power points, TV aerial point and double glazed bay window overlooking the rear elevation enjoying views of the rear garden and Prestatyn hillside.

### Ground Floor Bedroom / Living Room

Having ornate coved ceiling, picture rail, radiator, power points, TV aerial point, feature fireplace housing an electric fire, double glazed window overlooking the front elevation enjoying views towards the seaside promenade and double glazed patio doors allowing access onto the rear garden.

### Kitchen

11'10" x 9'10" (3.63 x 3.02)

Fitted with a range of wall, drawer and base units with complementary worktop surfaces over, built in wine rack, built in oven and grill, gas hob with extractor hood over, sink with mixer tap over, central island with storage units beneath, void for under the counter fridge, inset spot lighting and opening leading into the living area.

### Living Area

14'4" x 9'6" (4.37 x 2.92)

Having coved ceiling, dado rail, radiator, power points, inset spot lighting, double glazed windows to the side elevation, double glazed windows and double glazed patio doors allowing access onto the rear garden with distant views of Prestatyn Hillside.

### Utility Room

10'2" x 8'4" (3.12 x 2.56)

Fitted with a range of wall, drawer and base units with worktop surfaces over, gas hob with extractor hood over, stainless steel sink and drainer with mixer tap over, tiled splash back, voids for under the counter fridge, washing machine and tumble dryer and two double glazed windows overlooking the front elevation.



### Utility Room

11'6" x 5'1" (3.53 x 1.57)

Having power points, plumbing for washing machine, wall mounted central heating boiler and double glazed window to the rear elevation.

### Stairs to the First Floor Landing

Having a turned staircase with a large double glazed window overlooking the front elevation enjoying the panoramic views of the coastline and beyond, power points, radiator and doors off.

### Bedroom Two / Living Room

17'7" x 10'9" (5.38 x 3.3)

Formerly been used as a living room having picture rail, feature fireplace housing a living flame gas fire, power points, double glazed window overlooking the rear elevation enjoying views of Prestatyn Hillside and double glazed window overlooking the front elevation with stunning panoramic views of the North Wales coastline.

### Bedroom Three

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

Having picture rail, radiator, power points, built in wardrobes and double glazed window overlooking the rear elevation with views of Prestatyn Hillside.

### Bedroom Four

11'9" x 9'9" (3.6 x 2.99)

Having picture rail, radiator, power points and double glazed window overlooking the rear elevation with views of Prestatyn Hillside.

### Bathroom

9'7" x 9'1" (2.94 x 2.79)

Fitted with a panelled bath with mixer tap over and telephonic shower head, low flush WC, pedestal hand wash basin, shower enclosure with wall mounted shower, radiator, built in storage cupboards, laminate flooring and obscure double glazed window to the side elevation.

### Outside

The property is approached via two block paved driveways providing off street parking. The garden to the front being laid with artificial grass with a feature central raised bed. The enclosed rear garden is a particular feature of the property being landscaped for ease of maintenance enjoying a sunny aspect yet enjoying a private setting. Ideal for entertaining with a timber built garden bar, and having a variety of elegant plants, shrubs and trees and is bound by fencing with a timber gate allowing access to the field to the rear.

### Garage

14'10" x 9'5" (4.54 x 2.89)

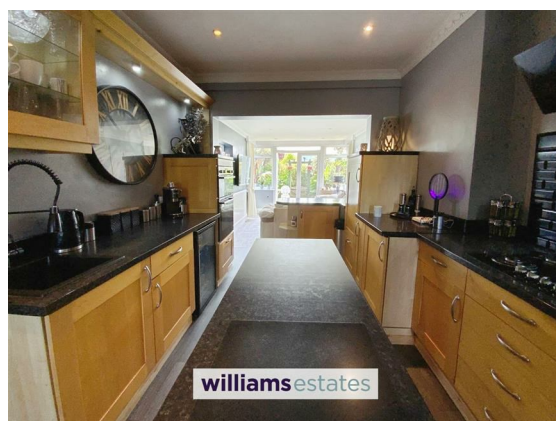
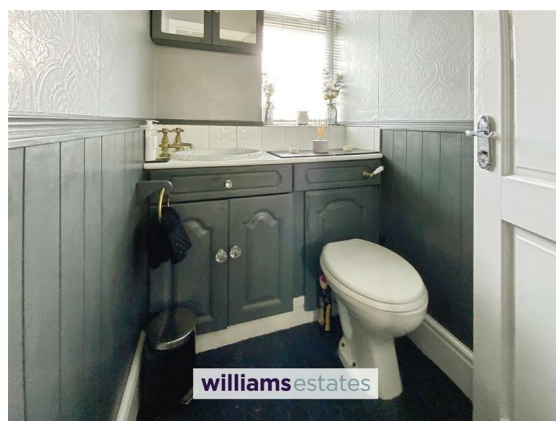
With an up and over door, power and lighting and personal door allowing access to the rear garden.

### Outbuilding/Workshop

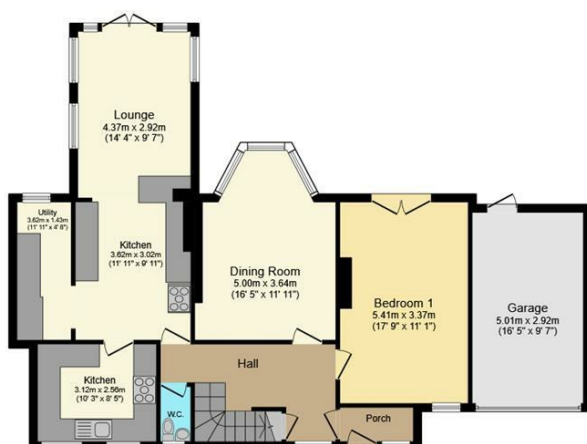
Having power and lighting, power points and is split into two rooms and has glazed window to the side elevation and timber door accessed from the rear garden.

### Directions

Proceed from the Prestatyn office to the mini roundabout and take the second exit onto Ffordd Pendyffryn. Continue along over the bridge to the traffic lights. Proceed straight across onto Bastion Road and continue along passing the playing fields. Turn right into Beach Road East where 52 can be found on the right hand side.



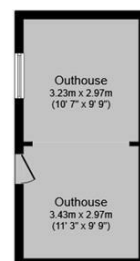




**Ground Floor**  
Floor area 102.2 sq.m. (1,101 sq.ft.)



**First Floor**  
Floor area 67.0 sq.m. (721 sq.ft.)



**Outbuilding**  
Floor area 0.0 sq.m. (0 sq.ft.)

Total floor area: 169.2 sq.m. (1,822 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](http://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>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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