

# williams estates



**6 Parc Aberconwy, Prestatyn,  
Denbighshire, LL19 9HE**

**£439,950**

 4  2  3  B

**EPC - B90**

**Council Tax Band - F    Tenure - Freehold**



## SUMMARY

A beautifully presented modern detached family home located in the sought after area of Upper Prestatyn with stunning panoramic views of the North Wales Coastline. The spacious accommodation briefly affords entrance hallway, ground floor shower, lounge/ground floor bedroom, open plan living area with kitchen diner, four bedrooms, family bathroom and a large balcony to the front enjoying the panoramic views out towards the North Wales Coastline. To the outside established garden to the front with driveway providing ample off street parking and double garage. The enclosed rear garden enjoying a sunny and private aspect. Viewing highly recommended.





## Accommodation

Via a modern composite door leading into the entrance hallway.

## Hallway

Having coved ceiling, inset spot lighting, power points, radiator, tiled flooring, two built in storage cupboards, stairs off to the first floor landing and doors off.

## Ground Floor Shower Room

11'01 x 3'01 (3.38m x 0.94m)

Fitted with a low flush W.C., pedestal hand wash basin with stainless steel mixer tap over, shower enclosure with wall mounted shower head, tiled walls, tiled flooring, wall mounted heated towel rail and a uPVC obscure double glazed window onto the front elevation.

## Ground Floor Bedroom/Reception Room

15'7 x 9'02 (4.75m x 2.79m)

Having coved ceiling, lighting, power points, radiator, TV aerial point, a uPVC double glazed window to the side elevation and a uPVC double glazed window overlooking the front elevation with views out towards the North Wales Coastline.

## Open Plan Living, Dining & Kitchen

27'6. x 11'05 (8.38m. x 3.48m)

The living area having coved ceiling, inset spot lighting, tiled flooring, radiator, ample power points, TV aerial point, feature log effect gas fire on a slate hearth, a uPVC double glazed window overlooking the rear elevation and bifold doors allowing access onto the stone patio, space for dining and opening into the kitchen area. The kitchen is fitted with quality high gloss wall, drawer and base units with complementary worktop surfaces over, sink and drainer with stainless steel mixer tap, built in tall fridge and freezer, built in Bosch microwave, built in Bosch oven, induction hob with extractor hood above, tiled flooring, inset spot lighting, power points and a uPVC double glazed window overlooking the rear garden.

## Stairs Off To The First Floor Landing

Having a turned staircase with glass panelling, a uPVC double glazed window to the side elevation enjoying the panoramic views of the North Wales Coastline, loft hatch access, inset spot lighting and doors off.

## Bedroom One

13'04 x 9'11 (4.06m x 3.02m)

Having coved ceiling, lighting, power points, radiator, built in wardrobes with sliding doors, a uPVC double glazed window enjoying the stunning views over the North Wales Coastline.





#### Bedroom Two

12'0" x 10'0" (3.68m x 3.05m)

Having coved ceiling, lighting, power points, radiator and a uPVC double glazed window with views out towards the Coastline.

#### Bedroom Three

10'1" x 8'10" (3.08m x 2.70m)

Having coved ceiling, lighting, power points, radiator, built in wardrobes with sliding doors and a uPVC double glazed window onto the rear elevation with views out towards Prestatyn Hillside.

#### Bedroom Four

9'2 x 8'02 (2.79m x 2.49m)

Having lighting, power points, radiator, a uPVC double glazed window overlooking the rear elevation and a uPVC double glazed door allowing access onto the balcony.

#### Balcony

Having glass and stainless steel balustrades surrounding, new rubber roof, artificial grass and stunning panoramic views of the North Wales Coastline.

#### Bathroom

8'3 x 7'7 (2.51m x 2.31m )

Fitted with a modern white suite comprising of low flush W.C., vanity hand wash basin, bath with stainless steel mixer tap above, tiled flooring, partially tiled walls, wall mounted heated towel rail, inset spot lighting and a uPVC obscure double glazed window.



#### Outside

The property is approached via a driveway providing ample off road parking. The driveway leads to an attached garage. The garden to the front being laid to lawn with established planted borders with sleepers. A timber gate gives access to the enclosed rear garden. The rear garden being a particular feature of the property enjoying the sun all day and private setting having an Indian stone paved patio with a uPVC glazed canopy over, established raised borders with sleepers, area laid to lawn, a variety of plants, trees and shrubs and and is bound by fencing. The property benefits from having a timber store.

#### Garage

18'8" x 15'8" (5.70 x 4.80)

Having an electric roller shutter door, power and lighting, wall mounted electrics, wall mounted solar panel unit & electric car charger, a uPVC double glazed window and double glazed door allowing access onto the rear garden.





## Directions

Proceed from the Prestatyn office onto Gronant Road passing the tennis courts. Turn right onto Aberconwy Road and at the top of the hill turn left onto Parc Aberconwy. The property can be found on the left hand side by way of our for sale board.

## Solar Panels Information

10 x LONGI 400 WATT Solar Panels

Lux 3600 Hybrid Inverter

2x GREENLINX 3.2 kw/h Batteries

ZAPPI (my-energy) 7kw Charger













Total floor area: 160.8 sq.m. (1,731 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	90	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on  
01745 888900  
[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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