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**11 Bryntirion Drive, Prestatyn,
Denbighshire, LL19 9NT**

Offers Over £400,000

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EPC - C73

Council Tax Band - F Tenure - Freehold

SUMMARY

Nestled in the desirable area of Upper Prestatyn, Bryntirion Drive presents a charming semi-detached house that is perfect for families seeking both space and comfort. This delightful property boasts a generous of living space, offering ample room for relaxation and entertainment.

The house features two inviting reception rooms, ideal for hosting guests or enjoying quiet evenings with family. With five well-proportioned bedrooms, there is plenty of space for everyone, making it an excellent choice for larger families or those in need of extra room for guests or a home office. One of the standout features of this home is the larger than average garden, providing a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

With its older charm and character, this property is not just a house; it is a place where memories can be made. The sought-after location in Upper Prestatyn offers a blend of tranquillity and accessibility for all local amenities and schools. This semi-detached house on Bryntirion Drive is a rare find and presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss your chance to make this lovely property your new home.



Accommodation

Via a modern decorative glazed door leading into the entrance hallway.

Entrance Hallway

Is of a good size having feature characters with stairs off to the first floor landing, lighting, power points, telephone point, under stairs storage cupboard and doors off.

Cloakroom

Comprising of a low flush W.C., hand wash basin, radiator, fully tiled walls and door off into the garage/utility.

Lounge

15'3" x 15'1" (4.66 x 4.62)

Having lighting, power points, radiator, complementary fire surround and hearth with mantle over and a uPVC double glazed bay window onto the front elevation.

Open Plan Kitchen Diner

22'11" x 19'8" (7.01 x 6.01)

Having a central island housing the sink with mixer tap over, integrated dishwasher, space for free standing fridge freezer, integrated wine cooler, space for free standing cooker with extractor fan above, space for dining, a uPVC double glazed door to the side elevation, a uPVC double glazed patio doors giving access to the rear patio and an opening into the living area.

Utility

13'10" x 7'5" (4.22 x 2.27)

Comprising of wall, drawer and base units with worktop surfaces over, wall mounted boiler, space for free standing fridge freezer, space for washing machine and a uPVC double glazed obscure door giving access onto the rear patio.

Living Area

11'11" x 11'10" (3.64 x 3.62)

Having lighting, power points, radiator and door leading back into the entrance hallway.

Stairs Off To The First Floor Landing

Having a bi-furbricated staircase and doors off.

Bedroom One

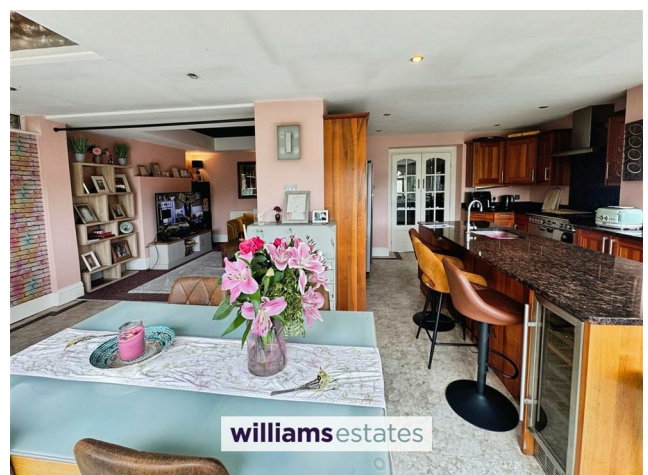
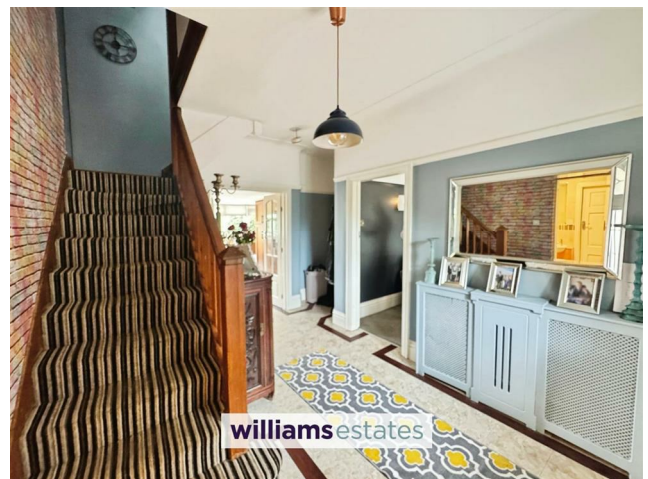
15'10" x 15'4" (4.83 x 4.69)

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

Bedroom Two

12'0" x 11'8" (3.68 x 3.56)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.





Bedroom Three

23'9" x 7'4" (7.24 x 2.26)

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

W.C.

Having a low flush W.C., shower enclosure with wall mounted shower head, partially tiled walls, radiator, lighting, extractor fan and a uPVC double glazed window onto the rear elevation.

Bedroom Four

9'3" x 9'2" (2.83 x 2.80)

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



Family Bathroom

12'2" x 6'11" (3.71 x 2.13)

Comprising of walk in shower enclosure with wall mounted shower head, vanity hand wash basin with stainless steel mixer tap over, low flush W.C., free standing bath with telephonic shower head and mixer tap over, wall mounted heated towel rail, extractor fan, inset spot lighting and a uPVC double glazed obscure window onto the rear elevation.

Stairs Off To the Second Floor

Having a turned staircase with Velux window onto the side storage space and door leading into bedroom five.

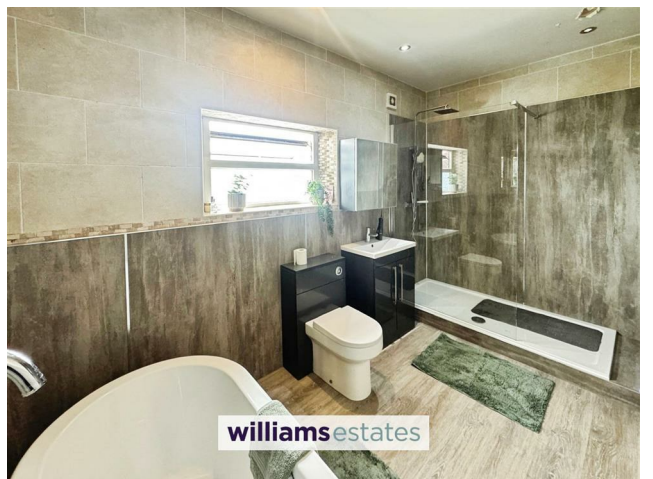


Bedroom Five

18'0" x 10'11" (5.50 x 3.33)

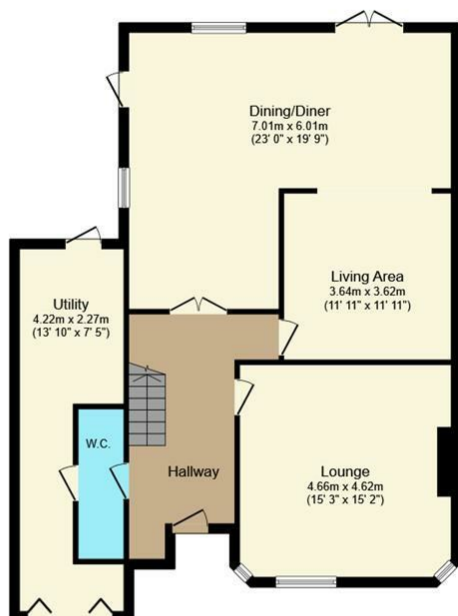
Having lighting, power points, radiator, eaves access for storage and Velux window onto the rear elevation.





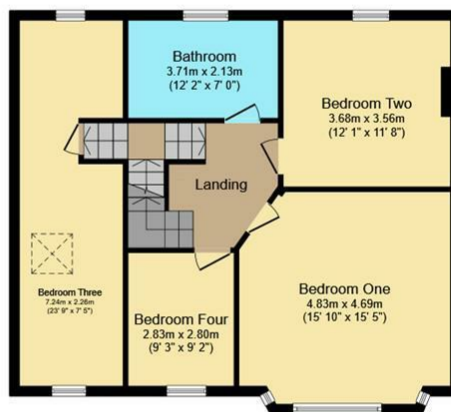






Ground Floor

Floor area 99.1 sq.m. (1,067 sq.ft.)



First Floor

Floor area 75.7 sq.m. (815 sq.ft.)



Second Floor

Floor area 24.8 sq.m. (267 sq.ft.)

Total floor area: 199.6 sq.m. (2,149 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) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Call us on
01745 888900
Prestatyn@williamsestates.com

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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