



**38 Beach Road East, Prestatyn,
Denbighshire, LL19 7LE**

£395,000

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EPC - C70 Council Tax Band - F Tenure - Freehold

Beach Road East, Prestatyn

4 Bedrooms - House - Detached

Situated within a stones throw of the seaside promenade, this detached family home offers a perfect blend of a modern and contemporary style. Within walking distance to the seaside promenade and the town centre, this home comprises of four good sized bedrooms, open plan kitchen/dining/living area, lounge, shower room and bathroom. Added benefits include a utility room, garage, driveway providing ample off-road parking and a larger than average sized garden to the rear which enjoys unspoilt views. Internal viewing is highly recommended to fully appreciate.



Accommodation

via a uPVC double glazed door, leading into the;

Entrance Porch

7'1" x 6'9" (2.18m x 2.06m)

Having space for shoe storage, coat hanging, uPVC double glazed window onto the side and double glazed timber french doors leading into the;

Entrance Hallway

18'9" x 7'4" (5.73m x 2.25m)

Having lighting, power points, cupboard housing the electric meter, stairs to the first floor landing and doors off.

Shower Room

10'4" x 6'5" (3.16m x 1.96m)

Comprising low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, larger than average walk-in shower enclosure with a wall mounted shower head, partially tiled walls, lighting, wall mounted heated towel rail and a uPVC double glazed obscure window onto the side elevation.

Bedroom Four

17'10" x 11'10" (5.45m x 3.63m)

Having lighting, power points, radiator, uPVC double glazed window onto the side elevation and a large uPVC double glazed window onto the front elevation looking onto the sand-dunes / sea front.

Lounge

18'0" x 13'8" (5.50m x 4.19m)

Having lighting, power points, radiator, feature media wall and a large uPVC double glazed window onto the rear elevation enjoying unspoilt views out towards Prestatyn hillside.

Open Plan Kitchen/Dining Room

Kitchen

13'9" x 10'0" (4.20m x 3.05m)

Comprising of wall, drawer and base units with a complementary worktop over, gas hob with stainless steel splash-back and stainless steel extractor fan above, integrated double oven, sink and drainer with a stainless steel mixer tap over, integrated fridge, integrated freezer, integrated dishwasher, central island ideal for breakfast bar dining and providing extra cupboard space, lighting power points, uPVC double glazed window onto the side and a uPVC double glazed obscure door giving access into the utility.

Utility

8'10" x 3'9" (2.71m x 1.16m)

Having plumbing for a washing machine, space for tumble dryer and a double glazed door leading out to the side of the property.



Dining Room

17'10" x 11'9" (5.45m x 3.59m)

Having lighting, power points, radiator, space for dining, uPVC double glazed window onto the side elevation, double doors into the lounge and an opening into the Sun Lounge.

Sun Lounge

18'7" x 5'10" (5.68m x 1.80m)

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

Stairs to the First Floor Landing

A spacious landing, having lighting, loft access hatch, uPVC double glazed obscure window onto the side elevation and doors off.

Bedroom One

18'2" x 14'2" (5.55m x 4.33m)

Having lighting, power points, radiator, uPVC double glazed window onto the side elevation, two store cupboards into the eaves, large uPVC double glazed window onto the front enjoying unspoilt views of the North Wales Coastline and a walk-in wardrobe off.

Walk-in Wardrobe

9'4" x 7'5" (2.85m x 2.27m)

Having lighting, store space and storage into the eaves.

Bedroom Two

17'9" x 15'5" (5.43m x 4.71m)

Having lighting, power points, radiator, store cupboards, uPVC double glazed window onto the side elevation and a large uPVC double glazed window onto the rear elevation enjoying unspoilt views of Prestatyn Hillside.

Bedroom Three

18'0" x 11'1" (5.49m x 3.40m)

Having lighting, power points, radiator, store cupboards, uPVC double glazed window onto the side elevation and a large uPVC double glazed window onto the rear elevation enjoying unspoilt views of Prestatyn Hillside.

Family Bathroom

10'11" x 9'10" (3.33m x 3.02m)

Comprising of a low flush W.C., hand-wash basin with stainless steel mixer tap over, bath with mixer tap over, walk-in shower enclosure with a wall mounted shower head, lighting, wall mounted heated towel rail, partially tiled walls and a uPVC double glazed obscure window onto the side elevation.

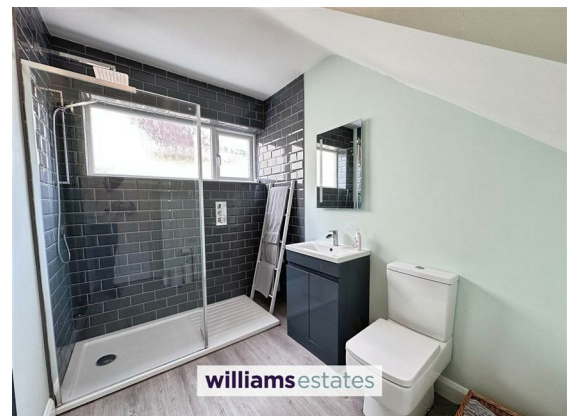
Garage

15'11" x 9'11" (4.86m x 3.04m)

Having an electric roller shutter door, lighting, power points, boiler and a great store space

Outside

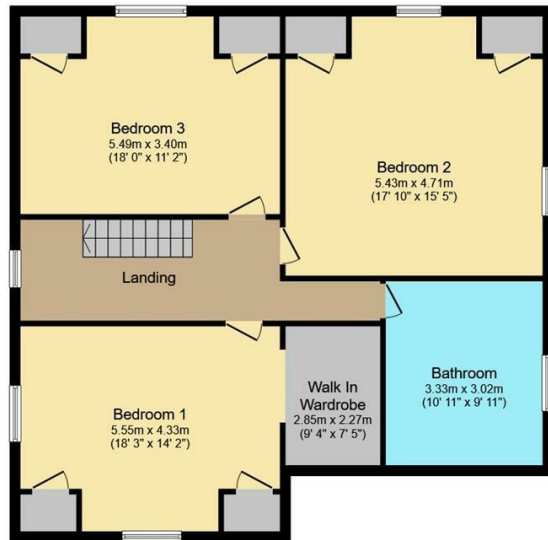
The property is approached via a driveway providing ample space for off-road parking. To the side there is a timber gate which in-turn provides access to the rear garden. To the rear the garden is of ease and low free maintenance with areas that are laid to golden gravel and an area that is laid to lawn. Being bound by stone walling and enjoying a sunny and peaceful aspect all day long, enjoying views towards Prestatyn Hillside.





Ground Floor

Floor area 128.4 sq.m. (1,382 sq.ft.)



First Floor

Floor area 112.6 sq.m. (1,212 sq.ft.)

Total floor area: 241.0 sq.m. (2,594 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		83
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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