



**29 Beach Road West, Prestatyn,
Denbighshire, LL19 7LL**

£299,950

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EPC - D59 Council Tax Band - D Tenure - Freehold

Beach Road West, Prestatyn

4 Bedrooms - House - Semi-Detached

Situated in a Prime location within Prestatyn, being only a stones throw away from the Seaside Promenade. This semi-detached family home is close to all local amenities, benefitting from double glazing, central heating, spacious accommodation, larger than average rear garden and spectacular views from every aspect. Comprising four good sized bedrooms, two reception rooms, kitchen/diner and a family bathroom. Internal viewing is highly encouraged. EPC Rating - D 59.



Accommodation

via uPVC double glazed double patio doors, leading into the;

Entrance Porch

Having uPVC double glazed windows onto the front and a uPVC double glazed door giving access into the;

Entrance Hallway

Having lighting, power points, radiator, stairs to the first floor landing, cupboard under the stairs for storage timber framed single glazed window onto the front and doors off.

Living Room

14'5" x 12'6" (4.39 x 3.81 (4.388 x 3.821))

Having lighting, power points, radiator, feature log burner with complementary surround and hearth, T.V. aerial point and a uPVC double glazed bay window onto the front elevation.

Dining Room

16'2" x 12'5" (4.93 x 3.78 (4.915 x 3.788))

Having lighting, power points, radiator, space for dining, T.V. aerial point and a uPVC double glazed patio doors giving access to the rear.

Kitchen/Diner

17'3" x 15'3" (5.26 x 4.65 (5.264 x 4.650))

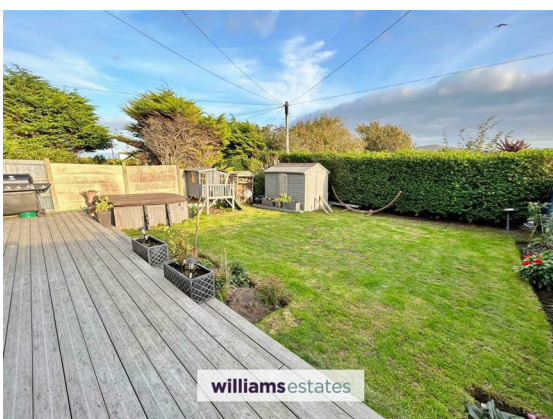
Comprising of wall, drawer and base units with a complementary worktop over, central island ideal for dining having void under for a condensing dryer, uPVC double glazed window onto the rear, stainless steel sink and a half and drainer with a stainless steel mixer tap over, void for washing machine, void for freestanding cooker with partially tiled splash-back and a wall mounted extractor fan, integrated dishwasher, integrated fridge, integrated freezer, lighting, radiator, power points and a uPVC double glazed door leading into a rear porch.

Rear Porch

Having uPVC double glazing and a timber framed single glazed door giving access to the rear.

Stairs to the First Floor Landing

Being of an ample size, having lighting, power points, loft access hatch and doors off.



Bedroom One

14'6" x 10'7" (4.42 x 3.23 (4.429 x 3.236))

Having lighting, power points, radiator, fitted wardrobes, uPVC double glazed window onto the front elevation enjoying unspoilt views of the North Wales coastline.

Bedroom Two

16'1" x 9'1" (4.90 x 2.77 (4.911 x 2.765))

Having lighting, power points, radiator, fitted wardrobes, uPVC double glazed window onto the rear elevation enjoying unspoilt views of Prestatyn Hillside.

Bedroom Three

10'0" x 8'2" (3.05 x 2.49 (3.049 x 2.491))

Having lighting, power points, radiator, fitted wardrobes, uPVC double glazed window onto the rear elevation enjoying unspoilt views of Prestatyn Hillside.

Bedroom Four

8'11" x 8'5" (2.72 x 2.57 (2.727 x 2.561))

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation enjoying unspoilt views of the North Wales coastline.

Family Bathroom

8'5" x 6'4" (2.57 x 1.93 (2.573 x 1.924))

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

Outside

The property is approached via a driveway providing ample space for off-road parking for multiple vehicles, with the front garden being of ease and low maintenance.

To the rear, the garden is mainly laid to lawn, enjoying spectacular views of Prestatyn Hillside, with a raised decked area ideal for alfresco dining. Enjoying a sunny aspect all day long and offering a private and tranquil aspect. There is also an outside toilet with a hand-wash unit above, with tiled walling and lighting.

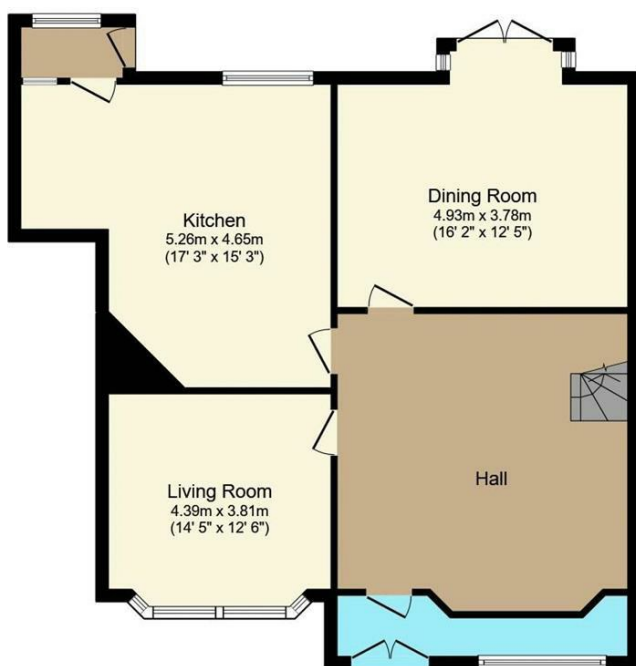
Garage

via an up and over door to the front and having a door to the rear giving access to the rear garden.

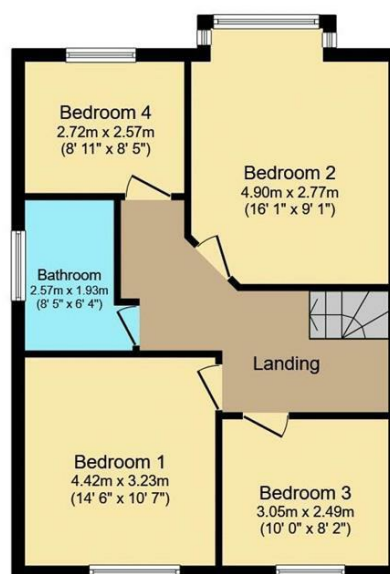
Directions

From our Prestatyn office turn right to the roundabout. At the roundabout take the right turning onto Ffordd Pendyffryn, continue the road along, over the railway bridge and to the lights. At the lights head straight over onto Bastion Road. Continue along Bastion Road and round the bend passed the Nova Centre onto Beach Road West. You will find this property on your right hand side.





Ground Floor
Floor area 88.1 sq.m. (949 sq.ft.) approx

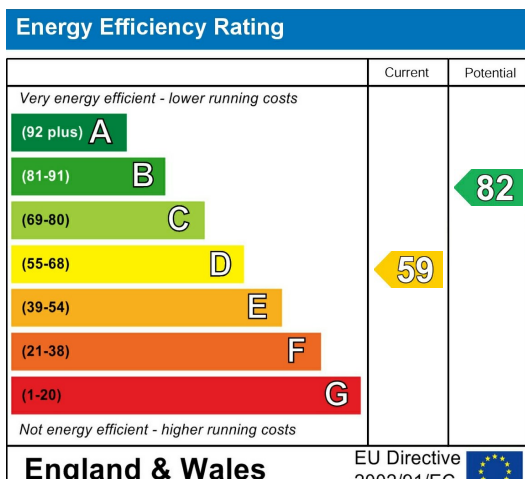


First Floor
Floor area 53.9 sq.m. (581 sq.ft.) approx

Total floor area 142.1 sq.m. (1,529 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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