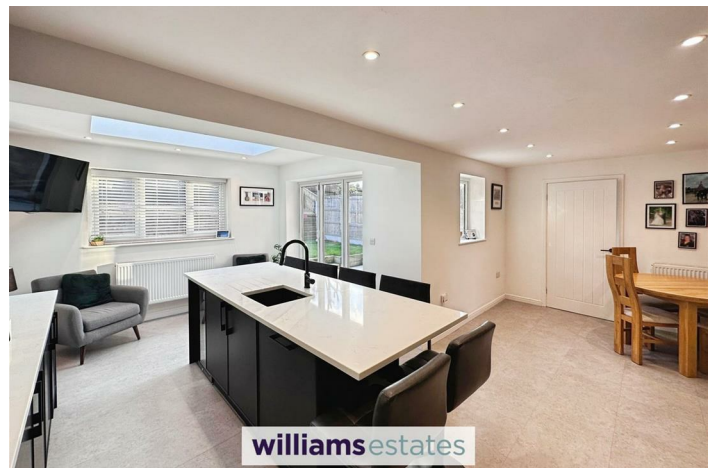
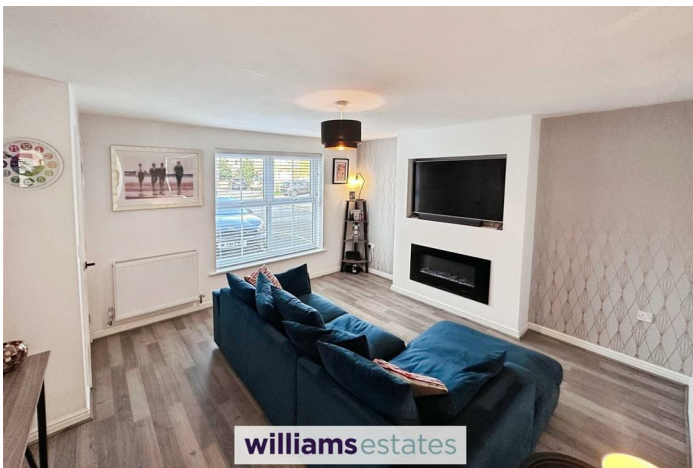




**22 Llys Ogwen, Prestatyn, Denbighshire,
LL19 7JA**

£299,950

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EPC - C74 Council Tax Band - E Tenure - Freehold

Llys Ogwen, Prestatyn

4 Bedrooms - House - Detached

Located in the charming area of Llys Ogwen, Prestatyn, this delightful four-bedroom detached house presents an excellent opportunity for families and individuals alike. The property boasts a modern and inviting open-plan kitchen diner, complete with a stylish island, perfect for both cooking and entertaining. The spacious layout allows for a seamless flow between the kitchen and dining areas, creating a warm and welcoming atmosphere.

With four generously sized bedrooms, there is ample space for relaxation and privacy. Each room is filled with natural light, providing a bright and airy feel throughout the home. The property is ready to move into, making it an ideal choice for those looking to settle in without the hassle of renovations.

Additionally, the house features off-road parking, ensuring convenience for residents and guests alike. One of the standout features of this property is its proximity to the seaside promenade, allowing for leisurely strolls along the coast and easy access to the beautiful beach.

This home combines modern living with a desirable location, making it a perfect choice for anyone seeking a comfortable and stylish residence in Prestatyn. Don't miss the chance to make this lovely house your new home.



Accommodation

via a modern front door, leading into the;

Entrance Hall

Having lighting, power points, telephone point, stairs to the first floor landing and doors off.

Snug (Converted Garage)

17'8" x 7'11" (5.41m x 2.42m)

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

Lounge

13'3" x 13'3" (4.06m x 4.05m)

Having lighting, power points, radiator, wall mounted fire set into a media wall, large uPVC double glazed window onto the front elevation, cupboard under the stairs ideal for storage and a door into the;

Open Plan Kitchen/Living/Dining Room

19'5"(max) x 20'1" (max) (5.92m(max) x 6.13m (max))

Comprising of wall, drawer and base units with a high specification complementary worktop over, sink and drainer with a mixer tap over, lighting, power points, radiator, integrated double oven, integrated microwave, four ring induction hob with extractor fan above, integrated fridge, integrated freezer, integrated dishwasher, void for a wine cooler/mini-fridge, roof lantern, uPVC double glazed window onto the rear elevation, bi-folding patio doors onto the side giving access to the rear patio, space for dining and a door into the Utility Room.



Utility Room

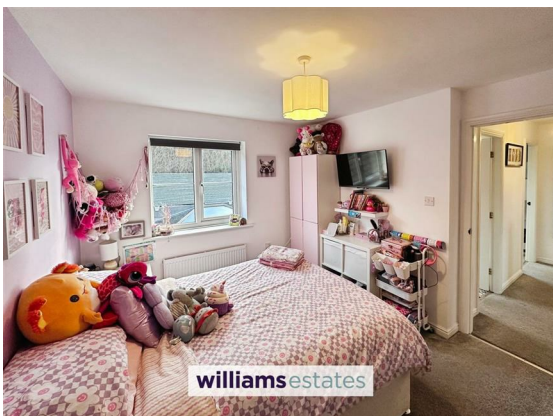
5'10" x 5'1" (1.80m x 1.56m)

Having void and plumbing for a washing machine and tumble dryer, wall mounted Worcester boiler, wall mounted cupboard, partially tiled walls, lighting, power points, double glazed obscure door giving access to the rear and a W.C. off.

Downstairs W.C.

5'1" x 3'6" (1.57m x 1.08m)

Having a low flush W.C., hand-wash basin with a stainless steel tap over with splash-back, wall mounted heated towel rail, lighting and a uPVC double glazed obscure window onto the side elevation.



Stairs to the First Floor Landing

Having lighting, power point, loft access hatch and doors off.

Bedroom One

13'4" x 11'3" (4.08m x 3.45m)

Having lighting, power points, radiator, store cupboard housing the water cylinder, uPVC double glazed window onto the front elevation and en-suite off.

En-suite

5'9" x 5'2" (1.76m x 1.58m)

Comprising low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, walk-in shower enclosure with a wall mounted shower head, lighting, wall mounted lighted mirror, extractor fan, wall mounted heated towel rail, fully tiled walls, tiled flooring and a uPVC double glazed obscure window onto the front elevation.

Bedroom Two

11'5" x 9'5" (3.49m x 2.89m)

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

Bathroom

6'9" x 6'2" (2.08m x 1.90m)

Comprising low flush W.C., vanity hand-wash basin with a stainless steel mixer tap over, shaver port, partially tiled walls, tiled flooring bath with stainless steel mixer tap over and a wall mounted shower head, lighting, extractor fan, wall mounted heated towel rail and a uPVC double glazed window onto the rear elevation.

Bedroom Three

13'1" x 8'0" (4.01m x 2.45m)

Having lighting, power points, radiator, storage into the eaves and uPVC double glazed windows onto the front and side elevations.

Bedroom Four

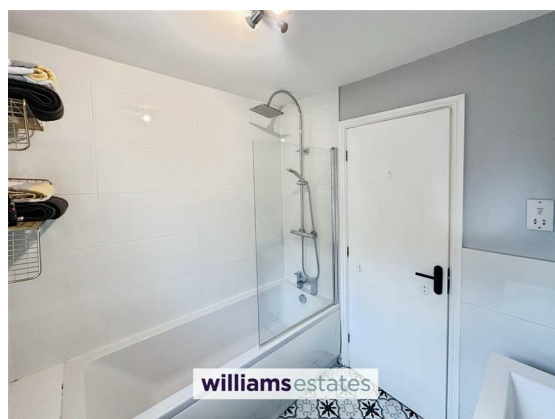
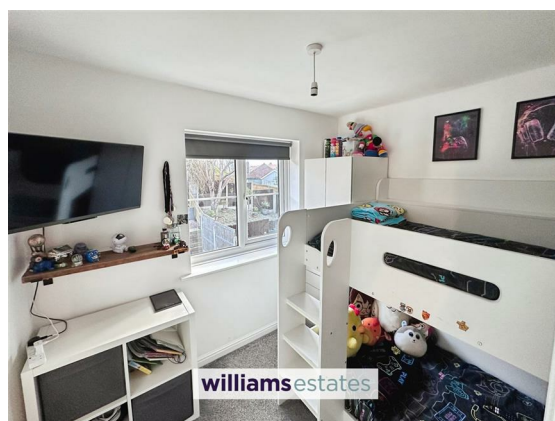
9'4" x 8'8" (2.85m x 2.65m)

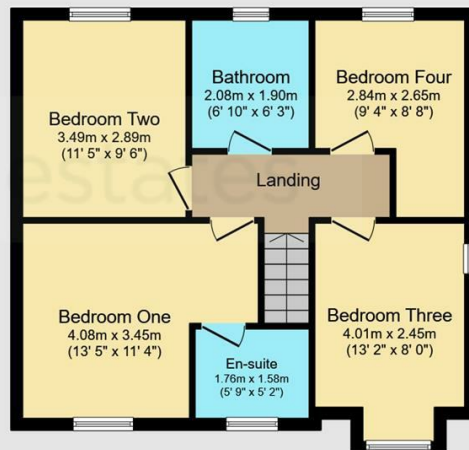
Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

Outside

The property is approached via a driveway providing ample space for off-road parking for multiple vehicles, with access to the rear garden via a timber gate.

To the rear, the garden is beautifully presented and of ease and low maintenance. Benefitting from a sunny aspect all day long and a immaculate patio ideal for alfresco dining. Bound by timber fencing and the majority of the garden being laid to lawn.





Total floor area: 120.9 sq.m. (1,302 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	74	79
(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	



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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