

# williams estates



**1 Clwyd Avenue, Prestatyn,  
Denbighshire, LL19 9NG**

**£475,000**

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**EPC - D63**

**Council Tax Band - E Tenure - Freehold**

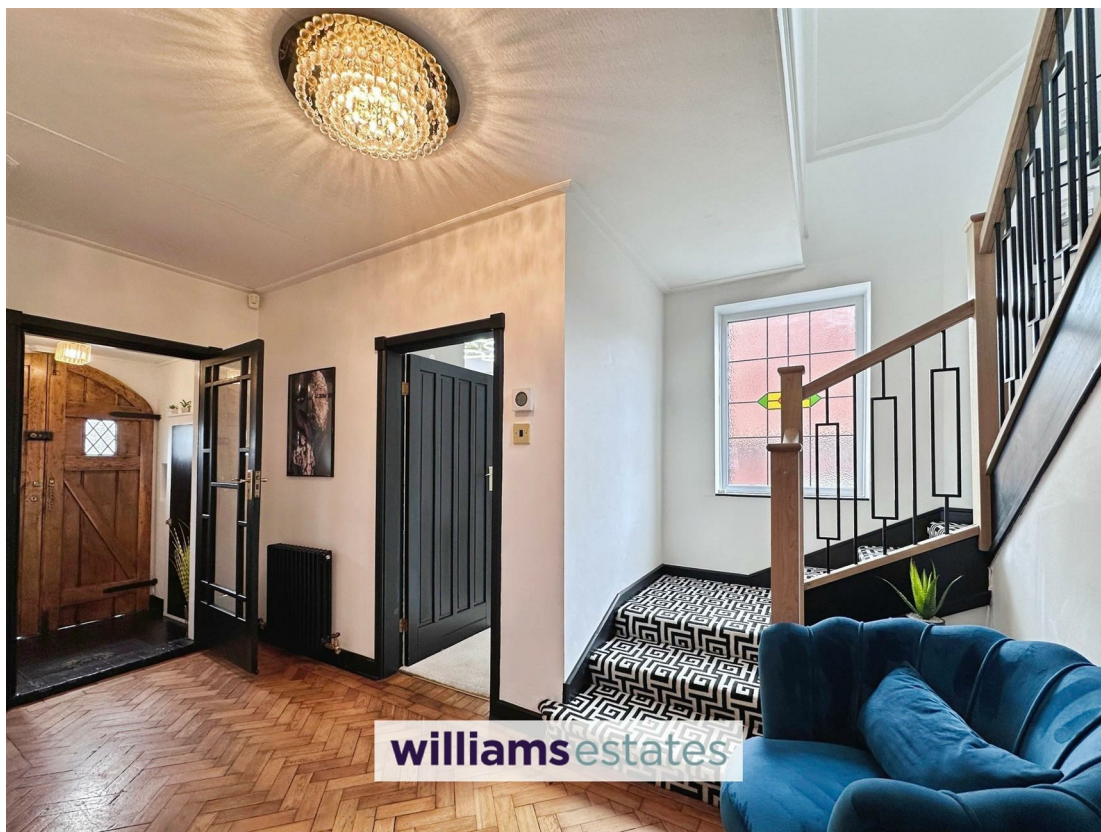


# SUMMARY

Nestled in the charming area of Clwyd Avenue, Prestatyn, this delightful detached house, built in 1900's, offers a unique blend of character and modern living. With four spacious bedrooms, this property is perfect for families seeking a comfortable and inviting home. The generous reception room provides an ideal space for relaxation and entertaining, while the well-appointed bathroom caters to the needs of a busy household.

One of the standout features of this home is its stunning parquet flooring, which adds a touch of elegance and warmth to the interior. The property also boasts ample parking for up to four vehicles, ensuring convenience for residents and guests alike.

In addition to its residential appeal, this property presents an exciting opportunity for those interested in business ventures. The current owners have successfully operated a boujee cattery business, making this home not only a large family residence but also a potential source of income. Situated in a sought-after location, this home is close to local amenities, schools, and beautiful coastal walks, making it an ideal choice for families and professionals alike. With its blend of charm, space, and business potential, this property is a rare find in the market. Don't miss the chance to make this wonderful house your new home.





## Accommodation

Accessed via original wooden double doors, leading into the;

### Entrance Porch

4'5" x 4'0" (1.37m x 1.24m)

Having store cupboard, lighting, power points and a timber framed single glazed feature door, leading into the;

### Entrance Hallway

Being light, airy and of a good size, having lighting, parquet flooring, modern wall mounted radiator, power points, library area, turn staircase giving access to the first floor and doors off.

### Lounge

17'2" x 11'7" (5.24m x 3.54m)

A light and airy room, having lighting, power points, radiator, log burner with complementary surround and hearth, parquet flooring, uPVC double glazed window onto the side elevation and a feature uPVC double glazed bay window onto the front elevation enjoying views out towards Prestatyn Hillside.

### Bedroom Four

12'4" x 11'8" (3.78m x 3.57m)

Being tastefully decorated with bespoke fitted wardrobes, having lighting, power points, radiators, uPVC double glazed window onto the front elevation and a uPVC double glazed decorative window onto the side.

## Open Plan Kitchen/Dining/Living Room

### Kitchen

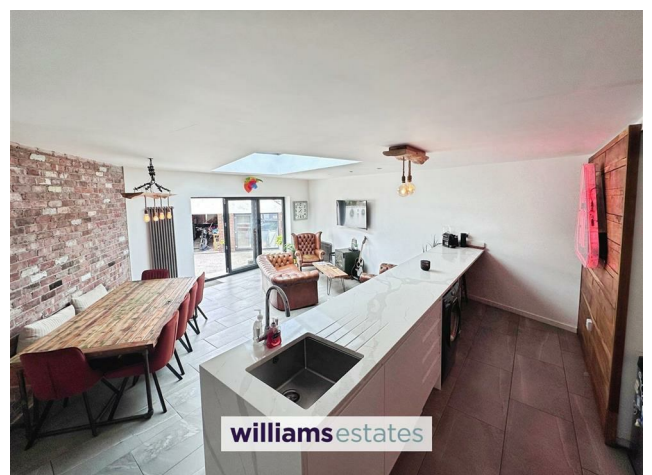
11'6" x 12'5" (3.52m x 3.79m)

Comprising of wall, drawer and base units with a high specification complementary worktop over, integrated oven with four ring induction hob and extractor fan above, partially tiled walls, integrated dishwasher, integrated freezer, lighting, power power points, modern radiator, door into the pantry and opening into the Dining / Living Room extension.

### Dining/Living Room

21'3" (max) x 19'4" (max) (6.5m (max) x 5.91m (max))

Comprising of base units with complementary high specification worktop over, sink and drainer with stainless steel mixer tap over, void for a washing machine, integrated wine cooler, breakfast bar area for dining with steps leading down into the dining / living area. Having lighting, power points, high specification tiling, wall mounted modern radiators, orangery roof lantern, bifolding door onto the rear elevation giving access to the rear garden.







### Pantry

Housing a floor to ceiling store cupboard, access to the side elevation via a uPVC double glazed obscure door and door into the downstairs cloakroom

### Cloakroom

Comprising of a low flush W.C., vanity hand-wash basin with mixer tap over, lighting and a uPVC double glazed obscure window onto the side elevation.

### Stairs to the First Floor Landing

Having a character turn stair case with half landing, uPVC double glazed decorative feature window onto the side elevation, lighting, power point and doors off to further accommodation.

### W.C.

Having a low flush W.C., lighting, partially tiled walls and a uPVC double glazed window onto the side elevation.

### Bedroom One

17'3" x 11'8" (5.28m x 3.56m)

Having lighting, power points, radiator, bespoke fitted wardrobes, uPVC double glazed decorative window onto the side elevation and a uPVC decorative double glazed bay window onto the front elevation enjoying unspoilt views of Prestatyn Hillside



### Bedroom Two

12'6" x 11'2" (3.83m x 3.42m)

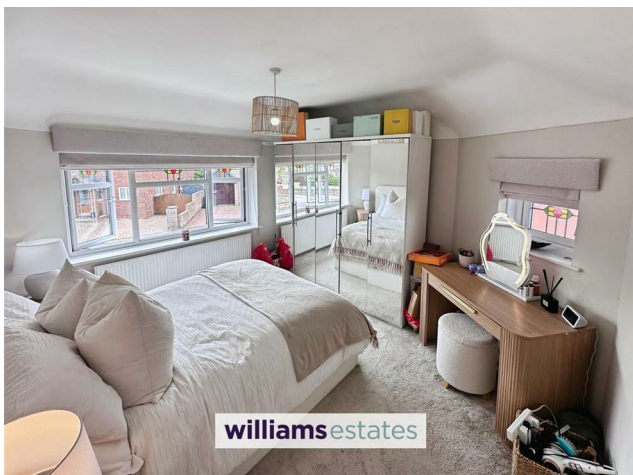
Having lighting, power points, radiator, uPVC double glazed decorative window onto the side and a uPVC double glazed decorative window onto the front elevation enjoying views of Prestatyn Hillside.



### Bedroom Three

11'7" x 6'7" (3.55m x 2.02m)

Currently being used as a home office, having lighting, power points, radiator and a feature uPVC double glazed window onto the front elevation.



### Family Bathroom

11'8" x 9'2" (3.58m x 2.81m)

Comprising of a bath with stainless steel tap over and telescopic shower head, twin hand-wash basins with stainless steel mixer taps over, partially tiled walls, lighting, radiator, uPVC double glazed obscure window onto the rear elevation. An opening then leads to a shower cubicle, housing a wall mounted shower head, extractor fan and a uPVC double glazed obscure window onto the rear elevation.

## Outside

The property is approached via a driveway providing ample space for off-road parking for multiple vehicles, with the front being bounded by walling. The side is accessed via a wooden gate leading to an area that is laid to high quality resin and access to the garage & cattery. To the rear, the garden is of ease and low maintenance enjoying a sunny and private aspect all day long with a high quality tiled patio ideal for alfresco dining. The rear garden also houses a summerhouse and a raised composite decked area.

## Double Garage

Since the property was purchased the current sellers have split the double garage into two. One side is currently still used as a garage and the other is used as a Cattery

## Garage

18'4" x 8'8" (5.59m x 2.66m)

Having an electric GAROLLA door to the front, lighting, power, store space and stairs leading to a further store space.

## Cattery

15'3" x 8'5" (4.65m x 2.58m)

A boujee cattery housing 5 separate suites, having lighting, double glazing, stainless steel sink with tap over and on it's own electrics. Each suite has underfloor heating, a T.V. and own enclosed play area. The cattery is fully licensed by Denbighshire Council and insured. Details on the revenue of the Cattery can be provided at the owners discretion.

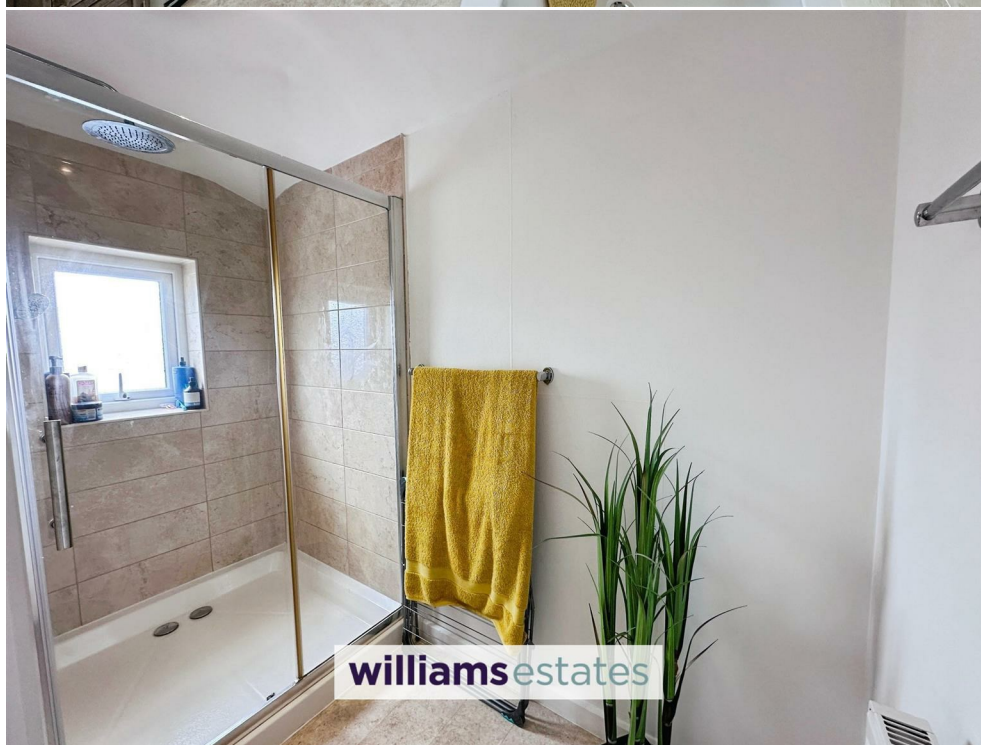
## Summerhouse

11'3" x 11'3" (3.44m x 3.44m)

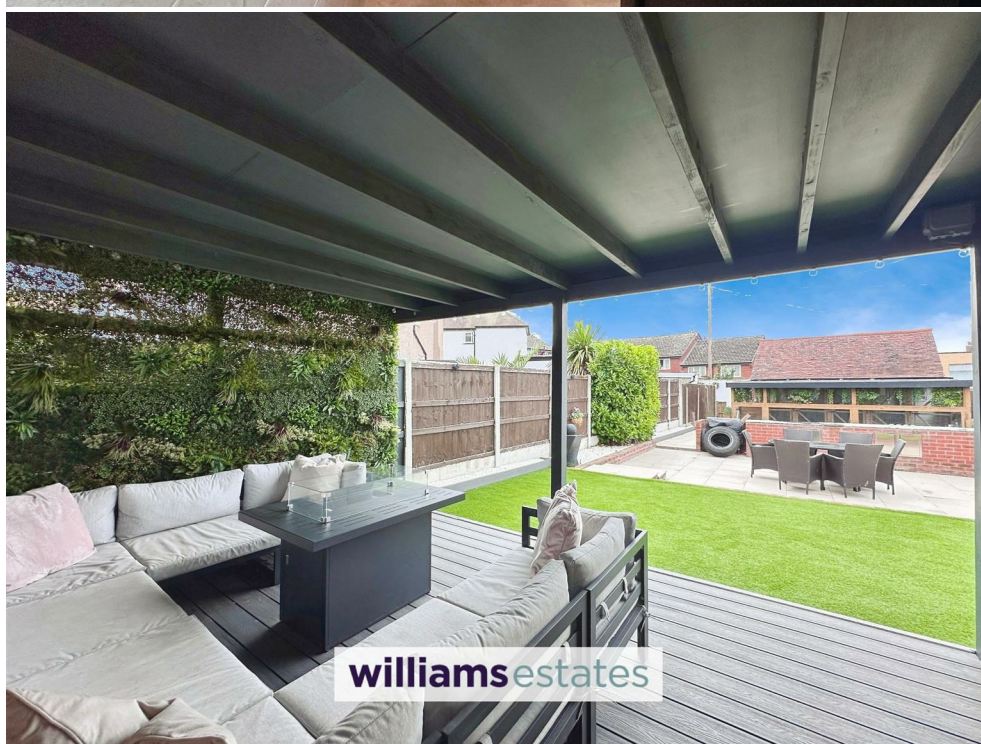
Having lighting, power and a uPVC double glazed window looking onto the garden.

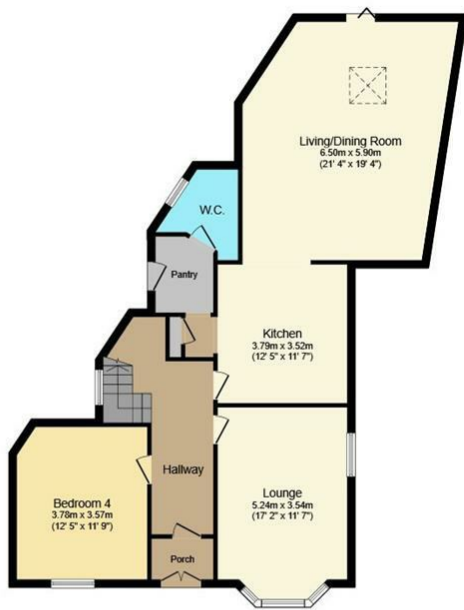












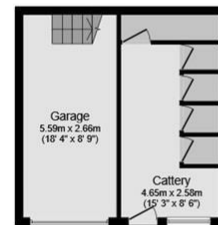
### Ground Floor

Floor area 100.7 sq.m. (1,084 sq.ft.)



### First Floor

Floor area 61.7 sq.m. (664 sq.ft.)



### Garage Ground Floor

Floor area 29.7 sq.m. (320 sq.ft.)



### Summerhouse

Floor area 23.7 sq.m. (255 sq.ft.)

Total floor area: 215.7 sq.m. (2,322 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](http://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>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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