



15 Oak Hill Drive, Prestatyn, LL19 9PU

Price Guide £375,000

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Storm Porch

Covered area with access to the front entrance. Spot lighting.

Entrance Hall

A newly fitted composite front door allows access into the property. Upvc double glazed window to the front elevation. Wall-mounted central heating panel. Under stairs storage space with gas and electric meters. Turned staircase to the first-floor accommodation. Doors leading off.

Kitchen

19'7" x 12'4" (5.98 x 3.76)

Upvc double glazed window to the side elevation. Brand new fitted grey 'shaker style' kitchen with a wide range of wall, drawer, and base units with worktop surfaces over and tiled surrounds. Inset 1 1/2 bowl and drainer with mixer tap over. Range of built-in 'Neff' appliances including, double oven, microwave, and five ring gas burning hob with extractor canopy over. Built-in recycling bins. Integrated dishwasher and wine cooler. Plumbing for washing machine. Void for 'American style fridge/freezer. Centre island with a breakfast bar seating area. Radiator. Full-length grey aluminum Bi-Fold doors leading opening onto the rear garden. Ceramic floor tiles.

Sitting Room

14'6" x 12'9" (4.44 x 3.90)

Upvc double glazed bay leaded window to the front elevation. Radiator. TV point. Feature stain glass window to the side elevation.

Lounge

19'7" x 14'5" (5.98 x 4.41)

Large Upvc double glazed leaded window to the rear elevation. Radiator. TV point. Wall lighting.

Landing

Full-length uPVC double glazed window to the side elevation. Loft access with pull-down ladder to bordered and insulated loft space. Upvc double glazed leaded window to the front elevation with feature window seat. Linen cupboard. Doors leading off.

Bedroom One

17'3" x 14'5" (5.28 x 4.40)

Upvc double glazed leaded window to the rear elevation. Radiator. TV wall. Feature ceiling with inset spotlighting. Three built-in wardrobes with ample hanging space.

Bedroom Two

14'5" x 12'11" (4.40 x 3.94)

Upvc double glazed leaded window to the front elevation. Radiator. TV wall. Built-in wardrobe.

Bedroom Three

19'6" x 7'8" (5.96 x 2.35)

Two uPVC double glazed windows to the side and rear elevation. Radiator.

Bathroom

13'0" x 6'10" (3.98 x 2.10)

uPVC double glazed leaded obscure glass window to the rear elevation. Brand new fitted four piece bathroom suite comprising double shower cubicle, freestanding bath, wall mounted twin sinks with drawer storage and heat sensor light up mirror. Fully tiled surrounds with complementary floor tiles. Chrome heated towel rail—cupboard housing brand new boiler.

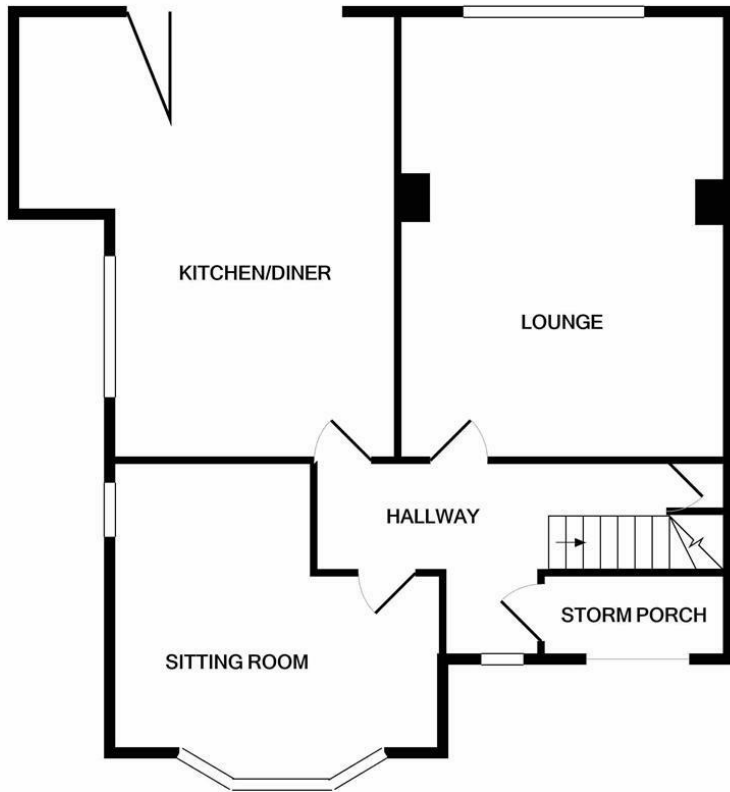
External

Mature gardens adjoining with a wrought iron double gate access with vehicular parking to the front and a turn around area, through double gates a further driveway leads to the garage. The gardens to the front are well stocked with flowering shrubs and plants with a manicured lawn bounded by stone walling. The gardens to the rear are secluded by high privet hedging with a paved patio and raised lawn and timber decked seating area.

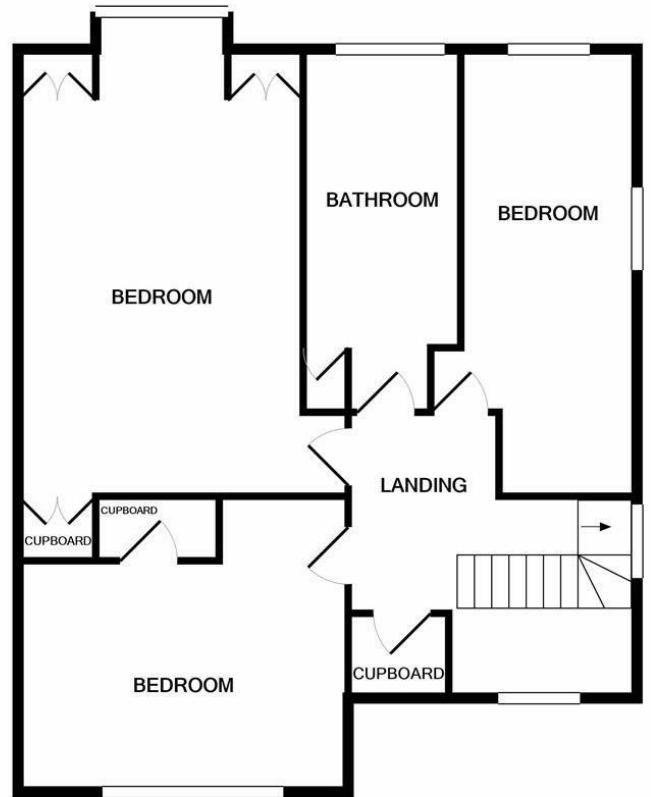
Agent notes

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by the director of LL Estates Ltd.





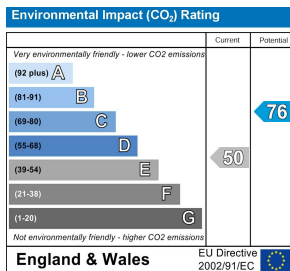
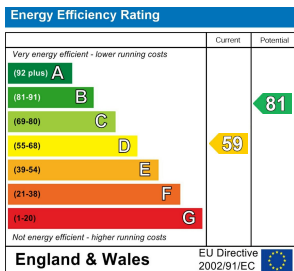
GROUND FLOOR
APPROX. FLOOR
AREA 867 SQ.FT.
(80.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 837 SQ.FT.
(77.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1703 SQ.FT. (158.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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