



3 Bryntirion Court, Prestatyn LL19 9NY

£375,000

Introducing space and tranquility with this detached three-bedroom bungalow nestled in the highly coveted cul de sac of upper Prestatyn. With a private landscaped rear garden, a true oasis of serenity. Step inside and be greeted by a spacious entrance hall with rooms off to a large lounge, a kitchen/diner perfect for entertaining, through to conservatory, offering views of the meticulously maintained rear garden. Also off the kitchen is a utility room for added convenience and shower room. From the hall are two bedrooms and a family bathroom with stairs leading to the third double bedroom. Double glazing and gas central heated. Ideally situated within a short walk to Prestatyn town amenities. The town offers a hub of activity, with a range of shops, restaurants, and entertainment options. There are excellent road and rail links connecting you to major cities such as Chester and Liverpool. Call today for viewing arrangements.

3 Bryntirion Court, Prestatyn LL19 9NY

Asking price £375,000



Entrance Hall

A composite door with decorative glazing and side panels opens into the light and airy entrance hall. Double paneled radiator, meter cupboard, under stair storage cupboard, carpet flooring, and ceiling lights. Doors lead off.

Lounge - 3.48m x 5.46m (11'5" x 17'11")

Double glazed uPVC window to the front elevation, feature gas fire place with tiled hearth and surround with wooden mantle over, double paneled radiators, TV and power points, wall and ceiling lights, carpet flooring.

Kitchen/Diner - 4.45m x 3.16m (14'7" x 10'4")

Fitted with a range of wall and base units with contrasting worktop over. Stainless steel sink with side drainer and mixer tap over, void and plumbing for a dishwasher and void for under counter fridge. Range style gas oven with extractor hood over. Double glazed window to the side elevation, double paneled radiator, partially tiled walls, tiled floors, power points, ceiling light. Doors lead off.

Conservatory - 2.59m x 6.99m (8'6" x 22'11")

Double glazed uPVC windows to the side and rear elevations, radiators, power points, wall lights, laminate flooring. Door leads out onto the raised decking area.

Hallway

Double glazed uPVC door leads out to the side elevation, storage cupboard, ceiling light, lino flooring.

Utility Room - 2.23m x 3.08m (7'4" x 10'1")

Fitted with worktops on either side, void and plumbing for a washing machine and void for a dryer, space for a chest freezer, storage cupboard. Double glazed uPVC window to the side elevation. Tiled Flooring, ceiling lights and power points.

Shower Room - 2.17m x 1.95m (7'1" x 6'5")

Fitted with a three-piece suite comprising of a low flush WC, pedestal sink and a shower cubical having a wall mounted mains shower. Fully tiled walls, tiled flooring, extractor fan, airing cupboard with radiator and a double glazed obscured glass uPVC window to the front elevation.

Bedroom One - 2.97m x 4.55m (9'9" x 14'11")

Double glazed uPVC window to the rear elevation looking out onto the garden, double paneled radiator, built-in wardrobes with overhead storage cupboards, power points, inset spotlights and carpet flooring.

Bedroom Two - 3.93m x 2.55m (12'11" x 8'4")

With exposed beams, double glazed Velux window, double paneled radiator, built in wardrobe and desk area, power points, wall light and carpet flooring.

Bedroom Three - 2.77m x 3.48m (9'1" x 11'5")

Double glazed uPVC window to the rear elevation looking out over the garden, radiator, built in bedroom furniture, power points, ceiling lights and carpet flooring.

Bathroom - 1.59m x 2.85m (5'3" x 9'4")

Fitted with a three piece suit comprising of low flush WC, vanity unit with inset wash basin, double ended paneled bath with chrome mixer tap with shower attachment over and wall mounted electric shower with glass screen, dual aspect double glazed windows to the side elevation, chrome heated towel rail in addition to a single paneled radiator. Fully tiled walls and floor, extractor fan, wall mounted mirror and ceiling light.

Outside

To the front of the property is a block paved driveway providing off-road parking for two cars and leads to the front door. A low maintenance frontage with gates to both sides of the property gives access to the rear of the property.

To the rear of the property is a private enclosed garden with a large raised decking area ideal for entertaining guests and alfresco dining. Steps lead down to a large lawn area with borders stocked with mature shrubs. A low maintenance gravel area at the bottom of the garden provides further seating area.

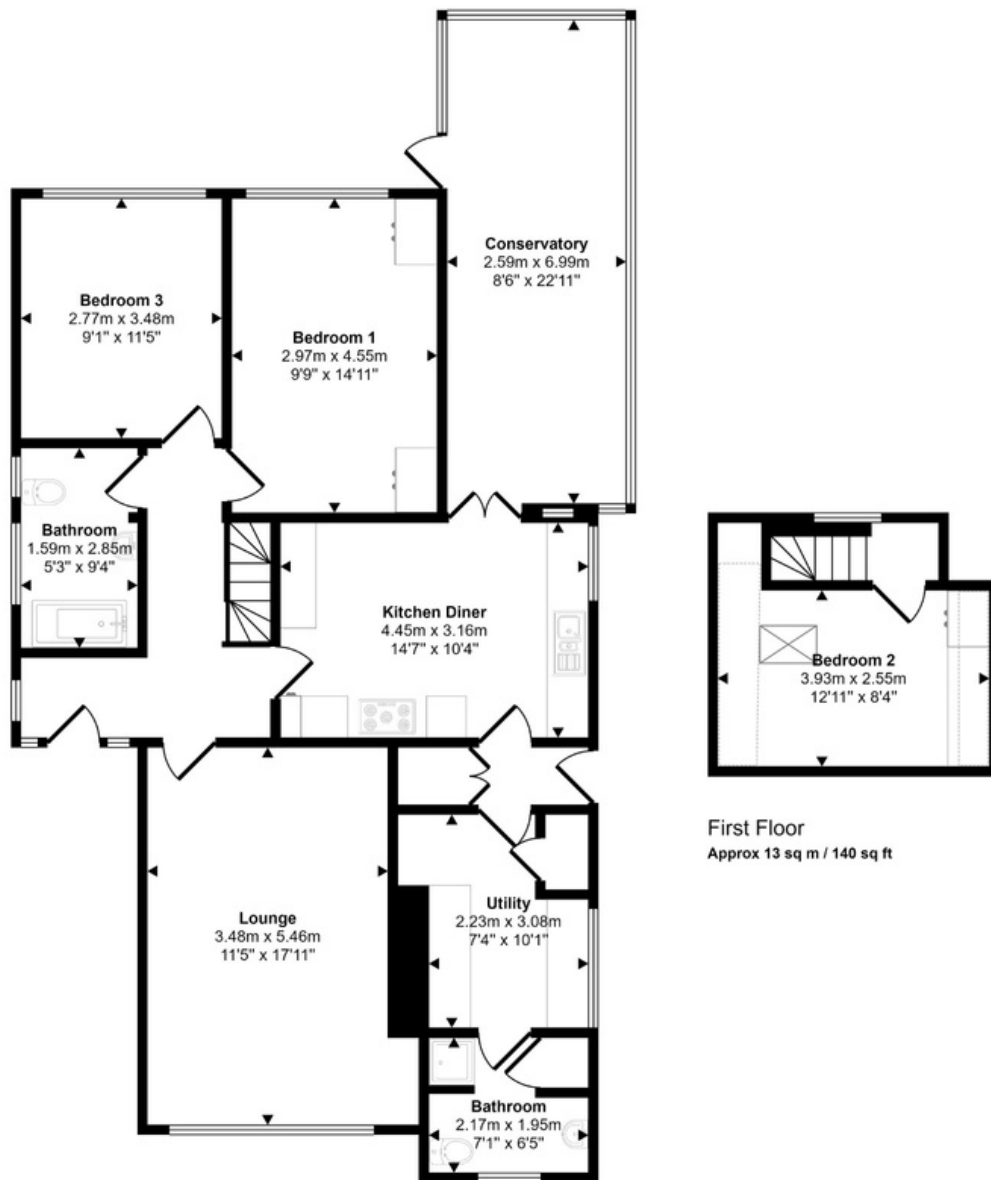
Services - Mains gas, electric, water and drainage.

Council Tax Band E

Tenure: Freehold



Approx Gross Internal Area
122 sq m / 1311 sq ft



Ground Floor
Approx 109 sq m / 1171 sq ft

--- Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.