



22 Nant Hall Road, Prestatyn, LL19 9LN

Asking price - £260,000

Introducing the Perfect Family Home! Are you ready to embark on a new chapter in your life? Look no further! We present to you a fully renovated family home that is eagerly awaiting its next lucky buyer. With its spacious layout spread across three floors, this property has a lot to offer. Step inside and be greeted by a neutral décor making this property ideal to add your own style. The brand new fitted carpets throughout add a touch of luxury. The ground floor boasts a lounge, open plan dining room that seamlessly flows into a brand new fitted kitchen, complete with built-in appliances offering a stylish and functional space. The dining room provides French doors leading to the rear garden. From the first floor, you'll discover three ample-sized bedrooms that and a brand new fitted bathroom suite. From here, stairs lead to the loft room, a versatile space that can be transformed to suit your needs. This property is available with no forward chain. Don't miss out on this incredible opportunity to own a fully renovated family home that ticks all the boxes. Contact us today to schedule a viewing and view our walk through tour.

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Hallway -

A partially glazed composite door opens into the light and airy entrance hallway. Double panelled radiator, built in corner cupboard and vinyl flooring. Carpeted stairs lead to the first floor accommodation. Doors lead off.

Lounge - 3.79m x 3.63m (12'5" x 11'11")

Double glazed bay window to the front elevation, double panelled radiator and carpet flooring.

Dining Room - 3.57m x 3.75m (11'9" x 12'4")

Double glazed patio doors lead out to the rear garden, double panelled radiator, laminate flooring. Open access to the kitchen.

Kitchen - 3.19m x 5.01m (10'6" x 16'5")

Fitted with a range of modern wall and base units with coordinating worktops over and integrated fridge/freezer, dishwasher, electric oven and induction hob with extractor hood over.

WC - Fitted with a white two piece suite comprising of a Low flush WC and a wall mounted corner hand wash basin with mixer tap over.

first floor

Landing -

Carpet flooring, stairs lead off to the second floor accommodation. Doors lead off.

Bedroom One - 3.85m x 3.79m (12'8" x 12'5")

Double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

Bedroom Two - 3.89m x 3.73m (12'9" x 12'5")

Double glazed window to the front elevation, double panelled radiator and carpeted flooring.

Bedroom Three - 2.05m x 2.31m (6'9" x 7'7")

Double glazed window to the front elevation, double panelled radiator and carpet flooring.

Bathroom - 2.08m x 2.56m (6'10" x 8'5")

Fitted with a white three piece suite comprising of an 'L' shaped panelled bath with mixer tap and wall mounted mains shower, pedestal hand wash basin with mixer tap over, low flush WC.

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Second floor

Landing -

Double panelled radiator, exposed beams, carpeted flooring. Door leads o

Loft Room -

3.76m x 4.55m (12'4" x 14'11")

Velux window to the rear elevation, double panelled radiator, exposed beams and carpeted flooring.

Outside -

To the front of the property is an enclosed area bound by a low red brick wall. With low maintenance slate chippings and a path leading from the wooden pedestrian gate to the front door.

Denbighshire County Council - Band D

EPC - E

Services - Mains gas, electric, water and drainage.

Tenure - Freehold



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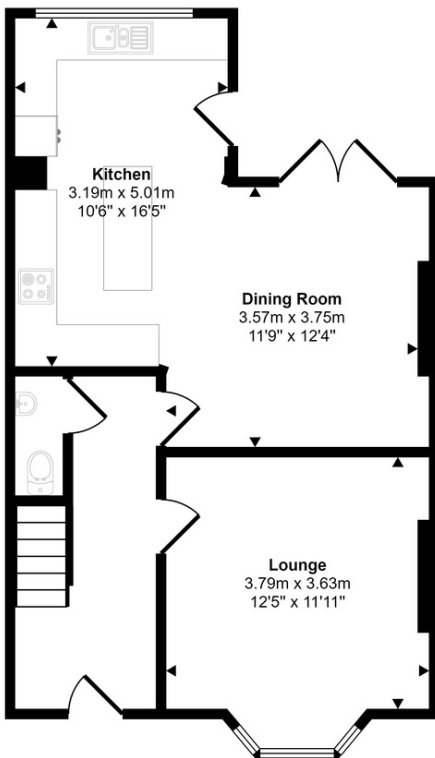
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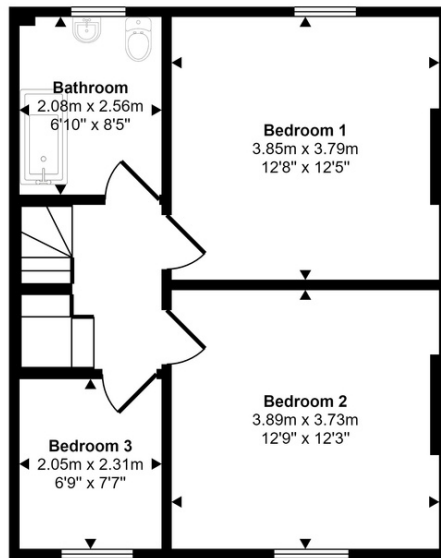
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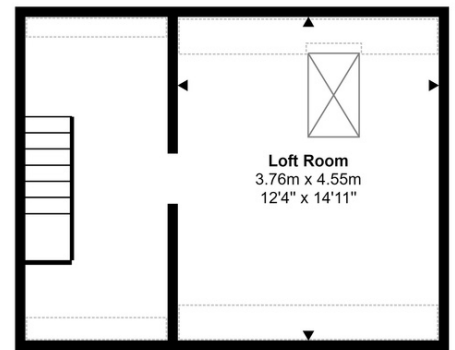
Approx Gross Internal Area
128 sq m / 1374 sq ft




Ground Floor
Approx 54 sq m / 579 sq ft



First Floor
Approx 46 sq m / 499 sq ft



Second Floor
Approx 27 sq m / 296 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.