



Aberconway Road, Prestatyn

Offers Over £450,000

4 2 3



Welcome to your dream home on Aberconway Road in Prestatyn! This spacious and inviting 4-bedroom property is sure to impress with its stunning features and versatile layout. Ideally located, this family home is a must-see!

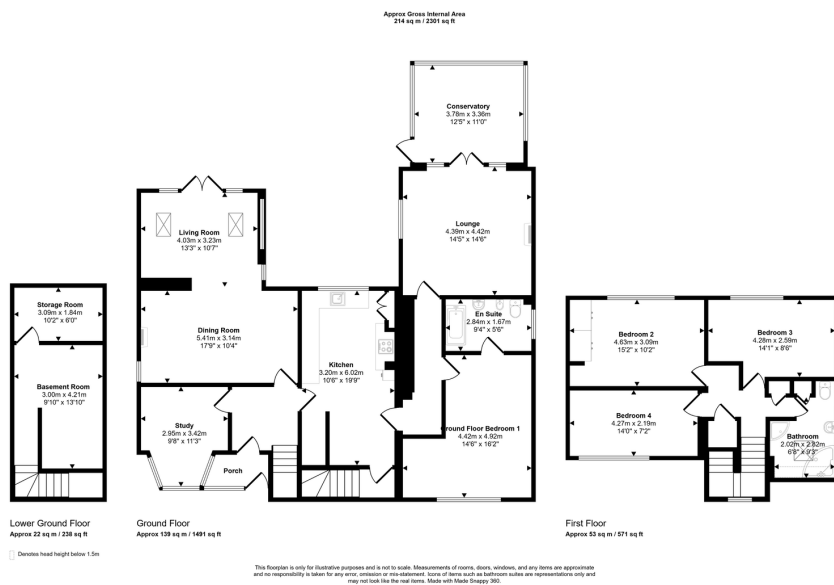
Upon entering, you'll be immediately struck by the bright, airy atmosphere and the spaciousness of the property. The ground floor includes a generously sized double bedroom with an ensuite bathroom, providing an ideal space for older family members or offering the potential for an Airbnb to generate extra income. The remainder of the ground floor consists of three reception rooms, offering distinct spaces for lounging, dining, and working from home space, along with a conservatory. These versatile areas allow for a cosy family environment, with a well-designed layout that ensures a seamless flow throughout the home.

To the first floor, you'll find three additional double bedrooms. The abundance of natural light gives each room a refreshing, open feel, further enhanced by the picturesque views of the newly landscaped south-facing gardens, as well as hillside and sea views.

The garden is a true highlight of this home. Newly landscaped, it features a lovely lawn and two seating areas with a lower patio space with outdoor lighting and stunning white raised planters that line the entire area and a further seating area directly outside the living room. Whether you're entertaining, gardening, or simply unwinding, this tranquil space offers the perfect setting. The south-facing aspect means you can enjoy sunshine throughout the day. Storage is abundant with a large loft and basement, providing ample space to keep your belongings organised and easily accessible. Say goodbye to clutter and enjoy a clean, clutter-free living space. Parking is also hassle-free with off-road parking available at the front of the property, adding to the convenience of living in this desirable location. It also stands just a short walk to the high street and retail park which boasts a full array of shops and eateries.

Additionally, the property features a recently fitted combi boiler, ensuring efficient heating and hot water year-round, adding to the comfort and convenience of this stunning home. It is also fully uPVC double glazed.





- Spacious Family Home
- Three First Floor Bedrooms
- Ground Floor Double Bedroom & Ensuite
- Ideal Annex For Older Relatives Or Teenagers- Potential Air BnB
- Private, South Facing Newly Landscaped Gardens
- Off Road Parking
- Fantastic Storage With Large Loft & Basement
- Recently Fitted Combi Boiler



llestates.co.uk
High Street, Rhuddlan LL18 2UA

01745 591811
sales@llestates.co.uk

Important notice: LL Estates. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and LL Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.