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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



27 Orme View Drive
Prestatyn
Denbighshire
LL19 9PF

Stunning Four Bedroom Detached House Situated In An Elevated Position With Panoramic Coastal Views Towards The Great Orme

Description

A stunning four-bedroom detached house situated in the popular residential location of Upper Prestatyn and benefiting from panoramic coastal views. The property has been beautifully refurbished by the current owners throughout to include a full electrical rewire, fully replumbed with a new central heating system, fully replastered, new skirting boards and architraves, redecorated and new flooring and carpets throughout, a modern Wren high quality fitted kitchen with integrated appliances, led strip lighting and solid quartz worktops. The property also benefits from new modern contemporary Magnet bathrooms throughout.

Externally the property has new windows throughout with triple A rated windows to the front aspect, newly rendered with K rendering with a new resin driveway, paths and patio area to the rear, a new porch and balcony, new fencing throughout with a raised decked area and variety of mature shrubs and trees.

Viewing is highly recommended to appreciate the presentation throughout, far reaching panoramic coastal views, modern kitchens and bathrooms throughout and extensive landscaped gardens.

The accommodation on the ground floor briefly comprises, porch, hallway, spacious lounge with feature floor to ceiling windows with far reaching views, an open archway leads though into the beautifully presented kitchen/dining room with a modern contemporary shaker style kitchen with solid quartz worktops, integrated appliances and industrial feature drop down lighting over the dining table with French doors onto the garden, a double bedroom to the rear, modern contemporary bathroom and under stairs store cupboard.

On the half landing is a further storage cupboard with feature shelving above with LED lighting and a window to the side aspect. Upstairs on the landing is access

to a balcony with anthracite grey composite decking and glass and

chrome balustrades, spacious master bedroom with feature floor to ceiling windows with panoramic coastal views with access to a walk in wardrobe, to the rear is a second spacious double bedroom with access to walk in wardrobe, a third single bedroom with Velux window and under eaves storage and a beautifully presented modern contemporary showeroom with porcelain tiles and his and her sinks with gold fittings. Outside to the front is a resin driveway which provides access to the garage which houses the new combination boiler, steps lead upto the front door which has been landscaped and laid to chippings for low maintenance with a variety of Olive trees and box shrub's. Side gates either side of the property provide access to the rear garden. The rear garden has a resin patio area off the kitchen/dining room, which leads upto a lawn area surrounded by mature plants and fruit trees, a raised sunny decked area with storage beneath overlooks the garden with a slate path with natural stone walls which leads to the top of the garden with a further seating area currently used as a vegetable bed, to the side of the property are raised planters.

- ✓ STUNNING & FULLY REFURBISHED FOUR BEDROOM DETACHED HOUSE
- ✓ SITUATED IN AN ELEVATED POSITION WITH PANORAMIC COASTAL VIEWS TOWARDS THE GREAT ORME
- ✓ VIEWING ESSENTIAL TO APPRECIATE THE PRESENTATION AND FINISH THROUGHOUT
- ✓ PROVIDES MODERN OPEN PLAN LIVING
- ✓ LANDSCAPED GARDENS WITH A RAISED DECKED AREA TO THE REAR
- ✓ OFF ROAD PARKING FOR TWO VEHICLES WITH A GARAGE

4 Bedroom
Detached House

27 Orme View Drive
Prestatyn
Denbighshire
LL19 9PF

£499,950

Reduced From £524,950

Reference Number: RP3679
9/08/24

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: rhosonseam@fletcherpoole.com
m
web: www.fletcherpoole.com





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Porch

1.95m x 1.07m (6'5" x 3'6")

Hallway

3.82m x 1.72m (12'7" x 5'8")

Lounge

5.94m x 3.61m (19'6" x 11'10")

Kitchen/Diner

5.85m x 3.32m (19'2" x 10'11")

Bathroom

1.90m x 1.83m (6'3" x 6'0")

Downstairs Bedroom Four

2.87m x 2.78m (9'5" x 9'1")

Half Landing Cupboard

0.84m x 0.47m (2'9" x 1'7")

Balcony

1.85m x 1.71m (6'1" x 5'8")

Master Bedroom

3.92m x 3.60m (12'10" x 11'10")

Walk In Wardrobe

3.61m x 1.91m (11'10" x 6'3")

Bedroom Two

3.40m x 3.36m (11'2" x 11'0")

Walk In Wardrobe

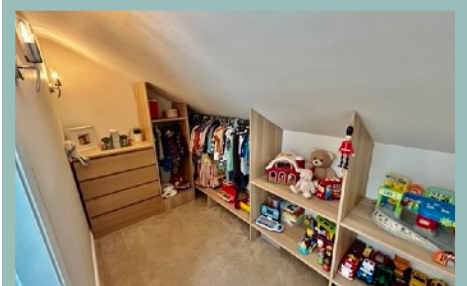
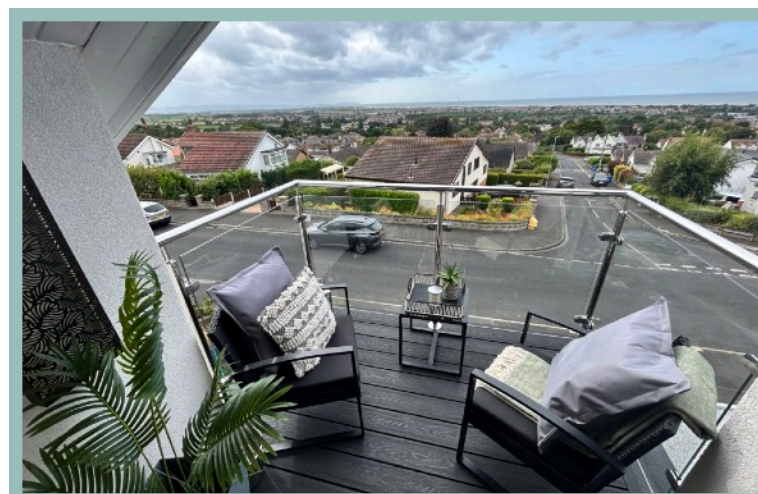
3.36m x 1.87m (11'0" x 6'2")

Bedroom Three

3.07m x 1.87m (10'1" x 6'2")

Bathroom

2.39m x 2.25m (7'10" x 7'5")



Garage

4.74m x 3.05m (15'7" x 10'0")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Location

The property is located in the popular seaside town of Prestatyn with its excellent traditional High Street enjoying an abundance of independent retailers and restaurants. Prestatyn is also popular with walkers as it is where you begin or end your 170 mile walk along Offas's Dyke Path.

Prestatyn has easy access to the A55 dual carriageway for Chester and the motorways beyond.

Directions

From the Rhos On Sea office join the A55 in the direction of Chester, leave at junction 24 for Rhuddlan and Prestatyn, just before Prestatyn village turn right onto The Avenue then turn left onto Orme View Drive.

Council Tax Band "F" as provided on www.gov.uk

Energy Performance Rating Band C

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