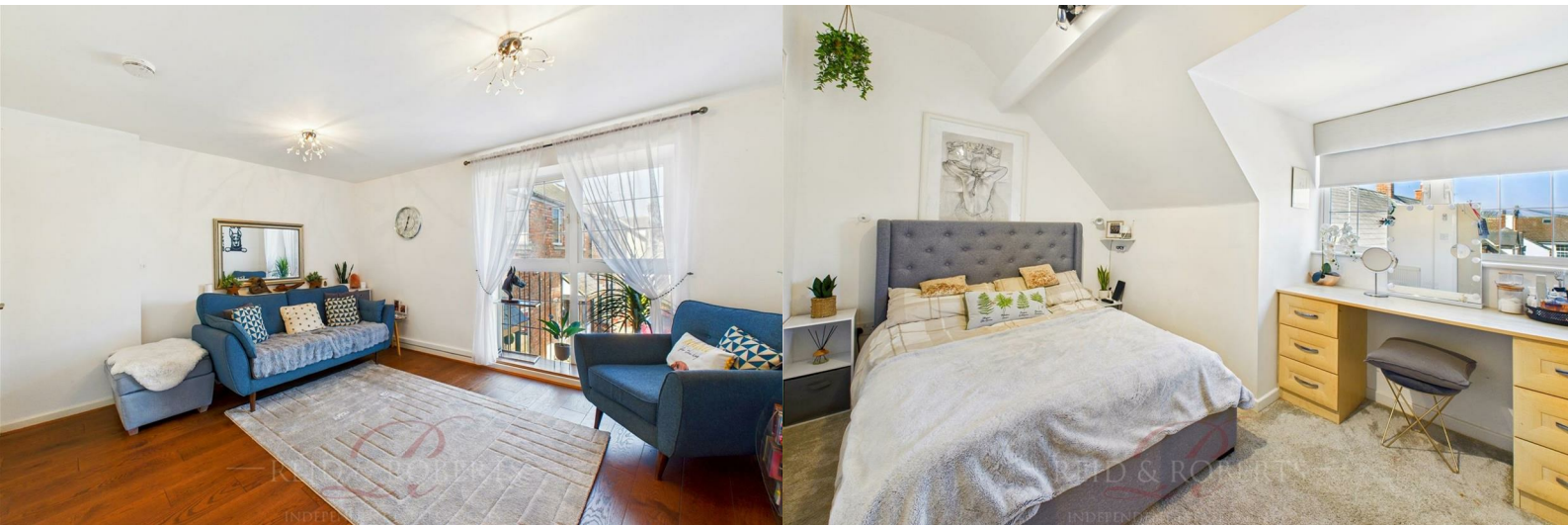




4 Stable Gate

Bastion Road, Prestatyn, LL19 7EQ

Offers Over £150,000



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Entrance Hallway

Entering through a solid wooden front door, you are welcomed into a hallway finished with wood-effect laminate flooring and equipped with smoke alarms and a radiator. From here, doors lead to key ground floor areas including a storage room, the second reception room, a utility space and shower room and a turned staircase leading to the first floor accommodation.

Storage Room

This room functions as a versatile storage area with both internal and external access. Ideal for bikes, outdoor gear, or household items, it also provides space for a tumble dryer and houses the gas combi boiler.

Second Reception Room

Located on the ground floor and features mirrored sliding wardrobes, a decorative panelled feature wall, and wood-effect laminate flooring. A built-in vanity unit with an integrated sink and mixer tap adds convenience and style, making it a versatile room suitable as a home office or an additional family room.

Utility Area

This functional space is fitted with floor-to-ceiling storage cupboards that include shelving and space for a washing machine, offering a well-organised area for laundry needs. There is also an understairs cupboard for extra storage, and a doorway from the utility leads directly into the downstairs shower room.

Downstairs Shower Room

The ground floor shower room is sleek and practical, featuring a corner shower cubicle with a mains-powered shower, a WC with a built-in sink and mixer tap over. Partially tiled walls add a modern touch, while a radiator, extractor fan, and wood-effect laminate flooring complete the space.

First Floor Accommodation

Landing / Breakfast Area

As you ascend the turned staircase, you reach an open landing area that serves a dual purpose as a breakfast bar or informal dining spot. A fitted worktop and tiled splashback create a convenient nook, complemented by a radiator and wood-effect laminate flooring. From this space, you can access the lounge, kitchen, and second-floor staircase.

Kitchen

The kitchen is fitted with a selection of wall and base units, including

attractive glass-fronted display cabinets. Complementary worktops and tiled splashbacks enhance the finish, while integrated appliances include a built-in single oven, gas hob, stainless steel chimney-style extractor hood, and a dishwasher. A stainless steel sink with drainer and mixer tap over with space for an under-counter fridge and freezer.

Lounge

The spacious lounge is filled with natural light thanks to a large UPVC window with a deep sill. The room features wood-effect laminate flooring, a radiator, points, a TV point, and a smoke alarm, offering a warm and welcoming environment for relaxation or entertaining.

Second Floor Accommodation

Landing

From the landing, there is access to the loft space and three further doors – on one side, door is leading to the second bedroom and the other side there are two doors leading to the master bedroom and the newly fitted bathroom.

Bedroom Two

One wing of the second floor is home to the second bedroom, a bright and airy room illuminated by two Velux windows. It also includes fitted drawers, cupboards, and a wardrobe with built-in shelving, making it both stylish and practical.

Bedroom One

The master bedroom is a generous and light-filled room positioned at the front of the property. A UPVC double-glazed window allows for plenty of natural light, and the room includes a radiator, power points, a TV point, and space for a dressing table. Built-in storage is provided by a fitted wardrobe with drawers, helping to maintain a clean and uncluttered atmosphere.

Bathroom

The newly fitted family bathroom is modern and well-appointed, featuring a large walk in shower with a wall mounted electric shower, a WC, and a vanity unit with integrated sink and mixer tap. Partially tiled walls add texture and depth, while additional features include a chrome towel rail radiator, shaver point, extractor fan, and tiled flooring.

Location

Situated along the picturesque North Wales coastline, Prestatyn is a thriving seaside town that offers the perfect mix of coastal living and modern convenience. Known for its award-winning beaches, scenic

Tel: 01352 711170

walking trails, and family-friendly atmosphere, the town is a popular choice for both permanent residents and holidaymakers. Prestatyn's bustling high street features a range of independent shops, national retailers, cafes, restaurants, and supermarkets, catering to everyday needs and leisurely outings alike.

The town also boasts excellent local schools, healthcare facilities, and leisure amenities, including a leisure centre and cinema. For commuters, Prestatyn is exceptionally well-connected, with its own railway station offering direct links to Chester, Liverpool, and beyond, while the nearby A55 and A548 provide easy access to key routes across North Wales and into England. Whether you're looking for a peaceful coastal retreat or a well-served community with a strong sense of local identity, Prestatyn offers a lifestyle that's hard to match.

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We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

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MAKE AN OFFER

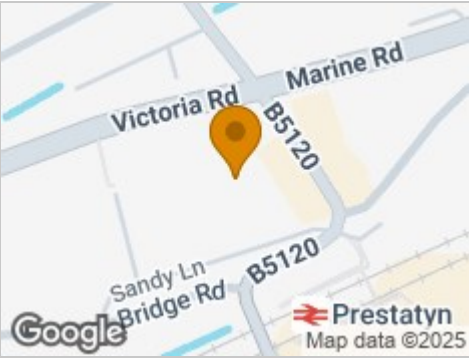
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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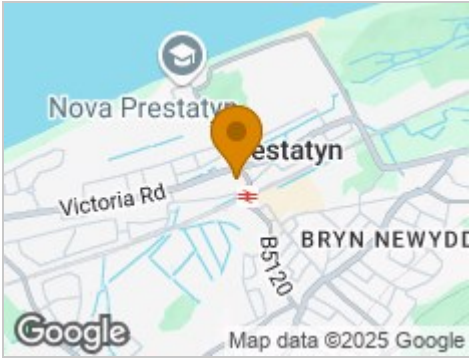
Road Map



Hybrid Map



Terrain Map



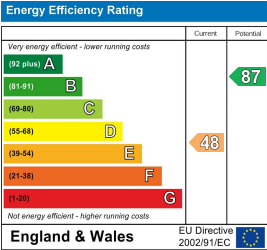
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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