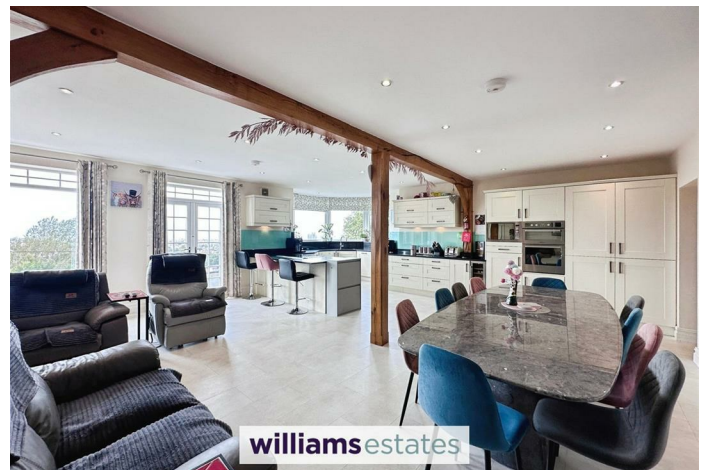


williams estates



**Gorse Hill Bishopswood Road,
Prestatyn, LL19 9PL**

£875,000

5 3 3 C

EPC - C75

Council Tax Band - G Tenure - Freehold

SUMMARY

Spacious 5-Bedroom Home with Stunning Views in Seaside Prestatyn, Ideal for AirBnb or Family Living

A fantastic opportunity to own this generously sized 5-bedroom property, designed with entertaining and comfort in mind. The open-plan layout is perfect for gatherings, complemented by a dedicated games room, cinema room, and pool room. With four bathrooms, plenty of parking space, and a car port, this home offers both practicality and luxury.

Enjoy panoramic views throughout the property, including elevated seating areas that overlook the golf course. The tiered gardens are easy to maintain and add to the property's charm, providing tranquil outdoor spaces ideal for relaxing or hosting guests.

Located in the popular seaside town of Prestatyn, the property benefits from a footpath leading directly to the golf course and easy access to the scenic Prestatyn to Dyserth walkway. Whether you're looking for a spacious family home or a fantastic AirBnb investment, this property offers endless potential.

Viewing is highly recommended to fully appreciate everything on offer.



Accommodation

Via an attractive uPVC double glazed door with adjacent double glazed windows leading into:

Entrance Hall

An impressive hallway, light and airy, featuring high quality LTV flooring with underfloor heating, power points, and a stairs off.

Kitchen and Family Room

24'11" x 22'5" (7.60 x 6.84)

A spacious open plan family room and kitchen, beautifully appointed with an extensive range of wall, drawer and base units complemented by granite worktops and a matching breakfast bar. Quality features include a four ring electric hob with concealed extractor, integrated oven and grill, fridge freezer, microwave, and dishwasher. The kitchen is further enhanced by a striking coloured glass splash back, concealed power points, one and half stainless steel sink and drainer with mixer tap, Quoker tap for boiling water, filtered chilled water and sparkling water. High quality LTV flooring with underfloor heating, inset spot lighting, and exposed beams add to the character and comfort of the space. A large uPVC double glazed feature window provides panoramic views, complemented by an additional window and French doors to the front elevation, with superb outlook.

Bedroom Five

16'6" x 14'8" (5.04 x 4.48)

A generous sized versatile room having a full length double glazed window providing spectacular coastal views, turret double glazed window to the side elevation, radiators, television aerial point and a walk in storage cupboard.

Cinema Room

15'9" x 6'0" (4.81 x 1.84)

Having high quality LTV flooring with underfloor heating, power points, lighting and extractor fan.

Utility Room

18'7" x 5'11" (5.67 x 1.82)

Having light sensor entrance lighting, quality wall, drawer and base units with worktops over, matching tall storage cupboards, plumbing for a washing machine and void for tumble dryer, extractor, High quality LTV flooring with underfloor heating and integral doors leading into the garage and a further door leading into the ground floor shower room.

Ground Floor Shower Room

7'8" x 5'11" (2.34 x 1.82)

Comprising of a three piece suite being a low flush W.C, pedestal hand wash basin, shower enclosure, high quality LTV flooring with underfloor heating, heated towel rail, extractor fan and uPVC window to the side elevation.

Pool Room

19'6" x 16'2" (5.95 x 4.95)

A former double integral garage, having uPVC door to the side elevation, bifold doors to the front elevation over looking panoramic views.





First Floor Landing

An impressive turned staircase leads up from the ground floor entrance hallway.

Lounge

23'4" x 23'2" (7.12 x 7.07)

A large and impressive living room with large windows providing breathtaking panoramic views across the coast and countryside beyond, radiators, power points, television aerial point, inglenook fireplace with multi fuel cast iron stove and uPVC french doors leading onto the patio and garden area.

Cloakroom

4'11" x 4'5" (1.51 x 1.37)

Having a low flush W.C, pedestal hand wash basin, heated towel rail, tiled walls and Karndean flooring.

Principal Suite

22'8" x 14'10" (6.92 x 4.54)

A spacious bedroom with uPVC windows offering panoramic views, radiator, power points, television aerial point, large walk in wardrobe with ample hanging and storage space, en-suite and a uPVC door leading onto the side patio area.

Walk in Wardrobe

10'4" x 4'9" (3.16 x 1.46)

Providing ample dressing room with plenty of space for storage and display of clothing.

En-Suite

8'8" x 6'5" (2.66 x 1.98)

Being adjoined to the principal bedroom and having a large shower enclosure with twin shower heads, low flush W.C, heated towel rail, tiled flooring with underfloor heating and extractor fan.

Galleried Landing

An impressive area with a feature full length uPVC window providing amazing views of the countryside beyond.

Bedroom

10'7" x 8'3" (3.24 x 2.52)

A versatile bedroom that could be used as a study or nursery, having power points, radiator, television aerial point and a uPVC double patio doors leading onto the rear patio.

Second Floor Landing

Having a double glazed sky light.

Bedroom

20'4" x 18'1" (6.2 x 5.52)

A generous sized bedroom having two radiators, power points, television aerial point, high vaulted ceilings, built in wardrobes and a large skylight windows with excellent views.

En-Suite

1.87x1.75

Having a low flush W.C, vanity unit with hand wash basin, double shower enclosure, tiled walls, extractor fan, heated towel rail and karndean flooring.



Bedroom

17'8" x 17'6" (5.40 x 5.34)

A generous bedroom with radiators, power points, inbuilt wardrobes, television aerial point and a uPVC window providing countryside views.

Family Bathroom

8'6" x 7'9" (2.60 x 2.37)

Having a corner bath with shower head connection, low flush W.C, pedestal hand wash basin, radiator, tiled walls, heated towel rail, karndean flooring and extractor fan.

Entertaining Area

25'10" x 10'5" (7.88 x 3.19)

Having double doors to the side elevation, double doors to the front elevation, sky lights, lighting and power with electric heater as well as double doors leading off to the games room.

Games Room

28'1" x 12'7" (8.57 x 3.84)

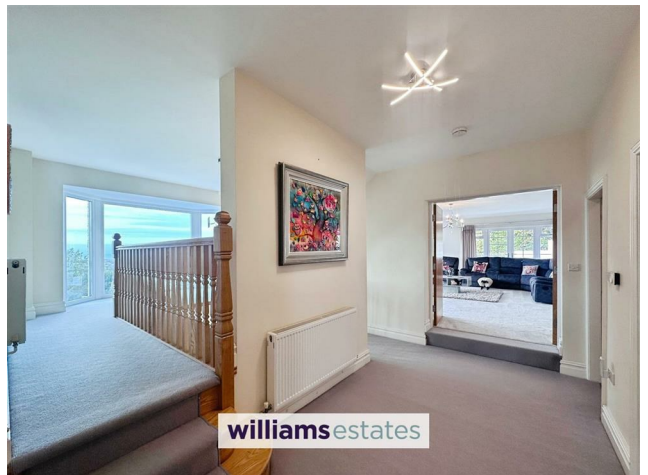
Having lighting, power, electric heaters, timber framed glazed windows to the side elevation, sliding double glazed doors leading out onto the patio area with unspoiled views of the countryside beyond.

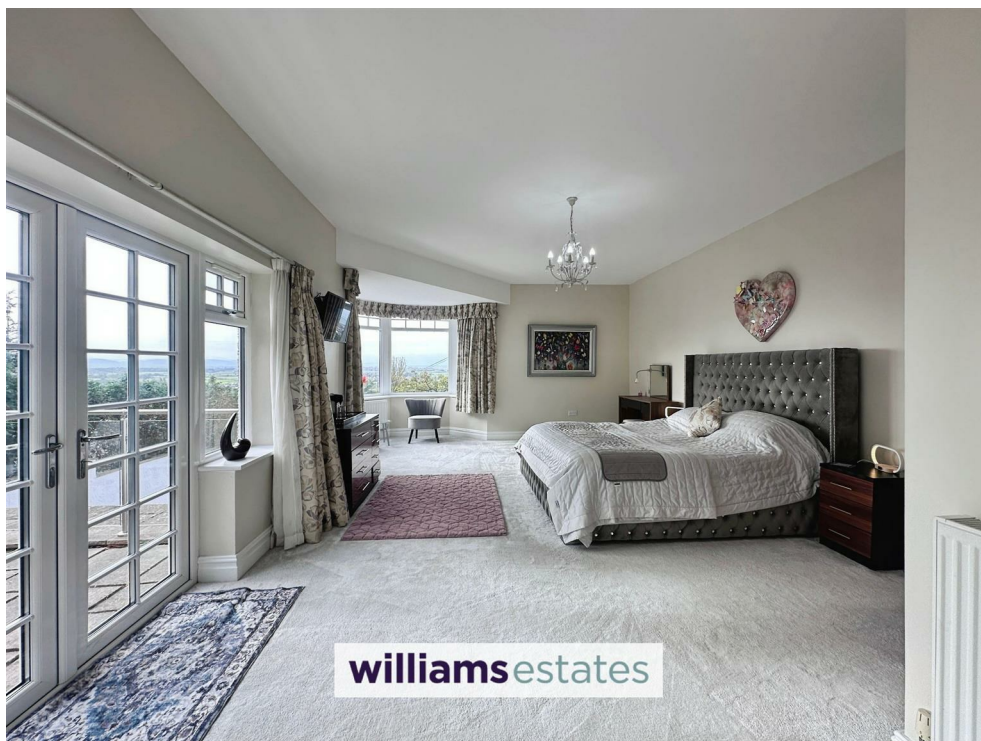
Outside

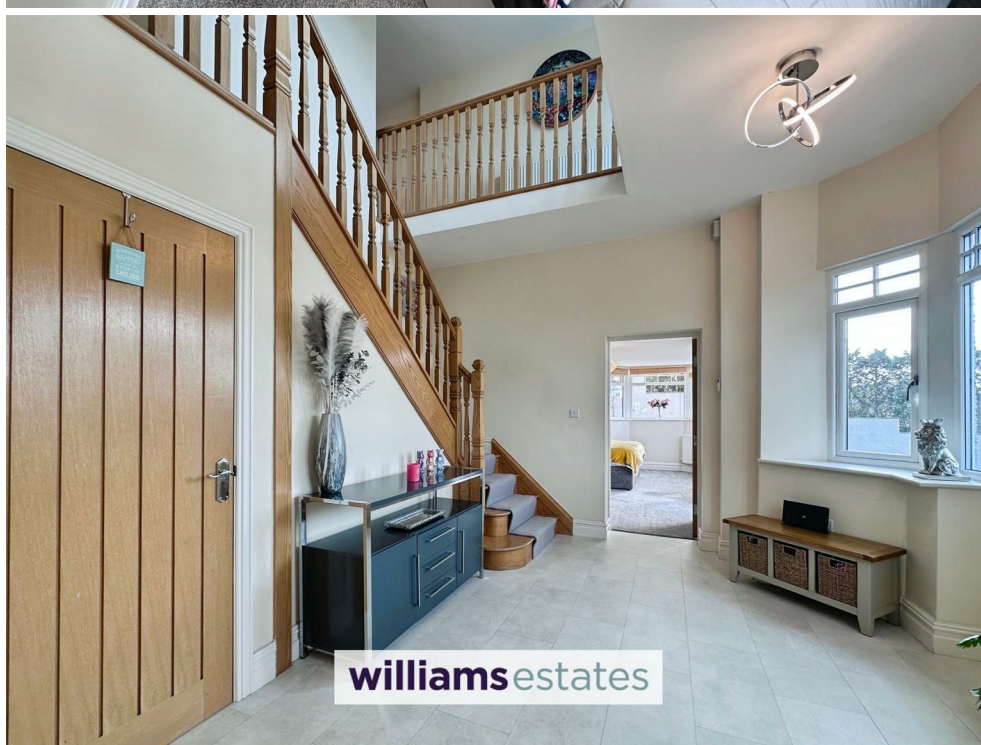
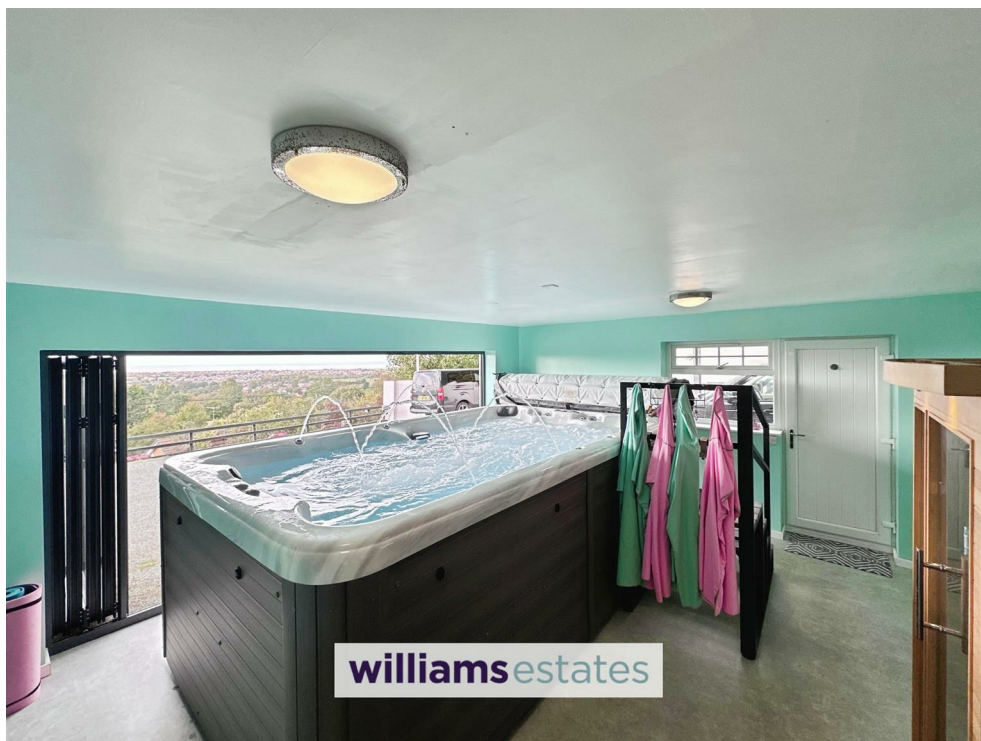
This property benefits from a spacious plot which is accessed via an electric wrought iron gate leading onto a sweeping tarmac driveway continuing to the front elevation, to the side the current owners have added a large carport to provide shelter from the weather and extra storage space. Steps lead up to the first tier of the rear garden with the patio off the living room and principal suite as well as a large patio area, being perfect for alfresco dining whilst enjoying the panoramic views over the local countryside. Further steps lead up to the second tier of garden, being mainly laid to lawn and bounded by wooden fencing, further steps lead onto the woodland area to the rear.

Directions

Proceed from our Prestatyn office right and turn right onto Fforddlas. Continue to the top and turn right onto Bishopswood road. Continue along approximately 3/4 mile and the property can be seen by ways of a for sale sign.









Ground Floor

Floor area 138.0 sq.m. (1,485 sq.ft.)



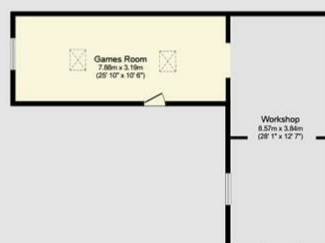
First Floor

Floor area 83.0 sq.m. (893 sq.ft.)



Second Floor

Floor area 77.4 sq.m. (833 sq.ft.)



Outbuilding

Floor area 57.8 sq.m. (622 sq.ft.)

Total floor area: 356.1 sq.m. (3,833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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