



williams estates

11 Pen Y Maes, Prestatyn – LL19 8PY
£195,000

11 Pen Y Maes

Meliden

Nestled within a highly sought-after private location, this beautifully presented three-bedroom semi-detached house offers a rare opportunity to acquire a charming home that seamlessly blends character features with contemporary comfort. Upon entering the property, you are greeted by a welcoming hallway that leads into a spacious living room, where period detailing and a feature fireplace create a warm and inviting atmosphere. The adjoining dining area is ideal for entertaining or family gatherings, while the modern fitted kitchen is equipped with ample storage and high-quality appliances, making it a pleasure for any home chef. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families or those seeking additional space for a home office. The stylish family shower-room is finished to a high standard, complementing the overall sense of quality throughout. The property is ideally positioned for easy access onto the scenic Prestatyn to Dyserth walkway, perfect for leisurely strolls or cycling. Additionally, all local amenities, including shops, schools, and transport links, are just a short distance away, ensuring convenience for every-day living.



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Accommodation

via a modern front door with decorative glazed panelling, leading into the;

Entrance Hallway

Being light, airy and of a good size, having lighting, power points, radiator, stairs to the first floor landing, cupboard under the stairs for storage which houses the boiler and electrics, and doors off.

Lounge

14' 0" x 11' 5" (4.27m x 3.47m)

Having lighting, power points, radiator, alcove for an electric fireplace, T.V. aerial point, BT open reach point and a uPVC double glazed decorative bay window onto the front elevation.

Open Plan Kitchen/Living/Dining

17' 9" x 11' 4" (5.42m x 3.45m)

Living / Dining Room

Having lighting, power points, radiator, space for dining and a upVC double glazed window onto the rear elevation looking out onto the rear garden.

Kitchen

Comprising of wall, drawer and base units with a complementary worktop over, integrated oven with four ring hob and extractor fan above, stainless steel sink and drainer with mixer tap over, wine rack, lighting, timber framed obscure glazed door giving access to the utility room and a uPVC double glazed decorative window onto the rear elevation.



Utility Room

8' 4" x 5' 5" (2.55m x 1.64m)

Having space for a freestanding fridge/freezer, void for under the counter washing machine, void for under the counter tumble dryer, base units with worktop over, loft access hatch, lighting, power points, uPVC double glazed window onto the rear elevation and a uPVC double glazed stable door giving access to the rear garden.

Stairs to the First Floor Landing

Having lighting, high ceilings, uPVC double glazed window onto the side elevation and doors off.

Bedroom One

12' 1" x 10' 8" (3.69m x 3.26m)

Having lighting, power points, radiator, original feature fireplace and a uPVC double glazed decorative window onto the front elevation enjoying unspoilt views of the North Wales Coastline.

Bedroom Two

11' 5" x 10' 8" (3.47m x 3.24m)

Having lighting, power points, radiator, loft access hatch and a uPVC double glazed window onto the rear elevation, enjoying an unspoilt view onto the Prestatyn to Dyserth walkway.

Bedroom Three

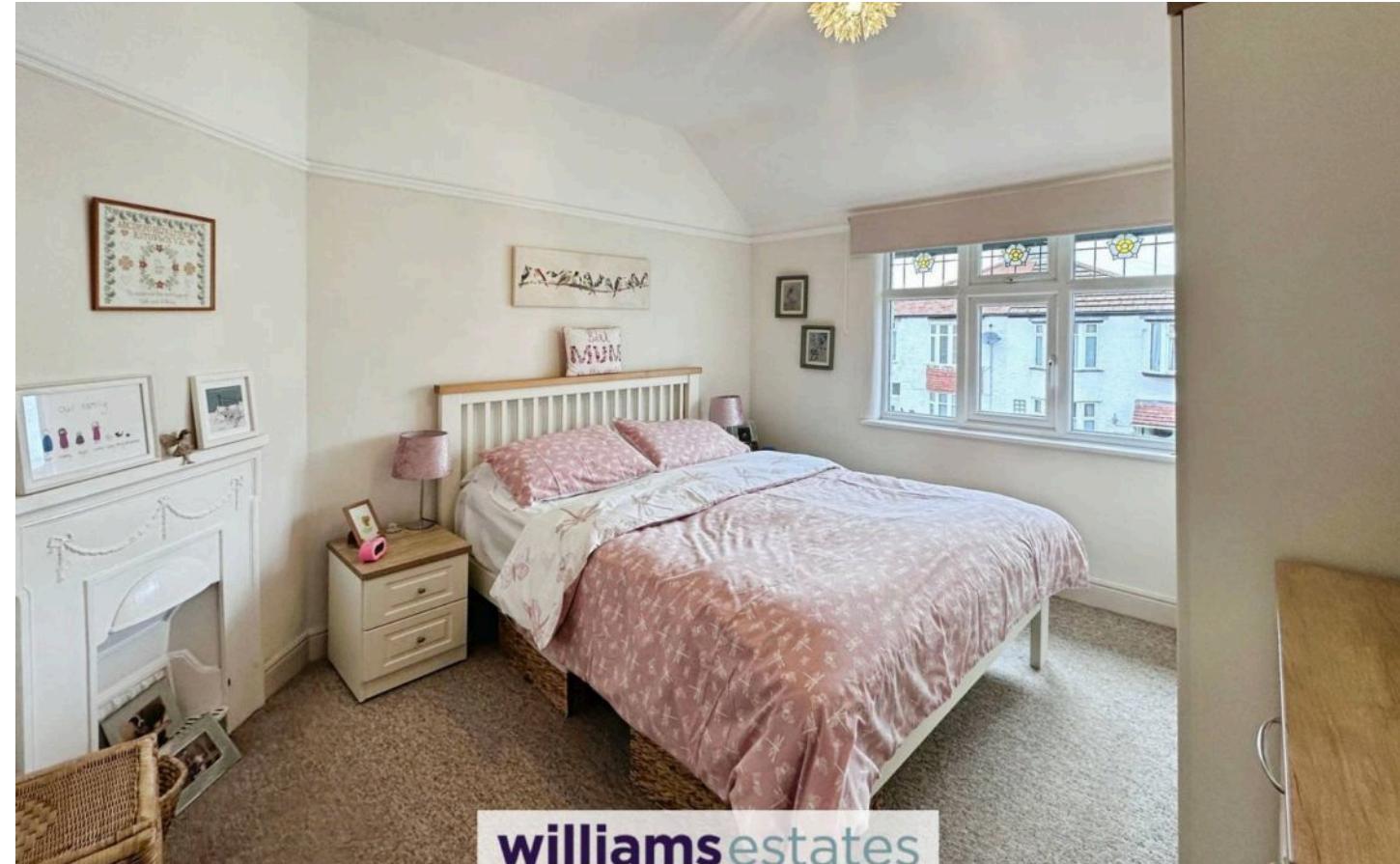
8' 11" x 6' 11" (2.71m x 2.12m)

Having lighting, power points, radiator, cupboard over the stairs for storage, loft access hatch and a uPVC double glazed decorative window onto the front elevation enjoying unspoilt views of the North Wales Coastline.

Shower Room

8' 1" x 6' 11" (2.46m x 2.12m)

A newly fitted suite, comprising of a low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, walk-in shower enclosure with a wall mounted shower head, cupboard for storage, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.





Agent Notes

Since purchasing the property the current owners have had a new roof in 2023, new front and rear door and a new shower room suite.

Front Garden

To the front, the property is approached via a paved pathway leading up to the accommodation. The front garden is of ease and low maintenance with decoratively presented borders that are laid to golden gravel. There is also a timber gate providing access to the side elevation.

Rear Garden

The rear garden is tiered and beautifully presented, whilst being bound by timber fencing. Having areas that are laid to artificial grass and a paved area ideal for alfresco dining. The garden enjoys a sunny aspect all day long and backs onto the Prestatyn to Dyserth walkway providing a private and quiet aspect.

ON STREET

1 Parking Space

There is no designated parking for the property, however the owners never have any difficulty parking directly outside.



Williams Estates Prestatyn Office

Williams Estates, 11 Meliden Road - LL19 9SB

01745888900 • prestatyn@williamsestates.com • www.williamsestates.com/

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