



93 Meliden Road, Prestatyn

£700,000

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Prestatyn, Prestatyn

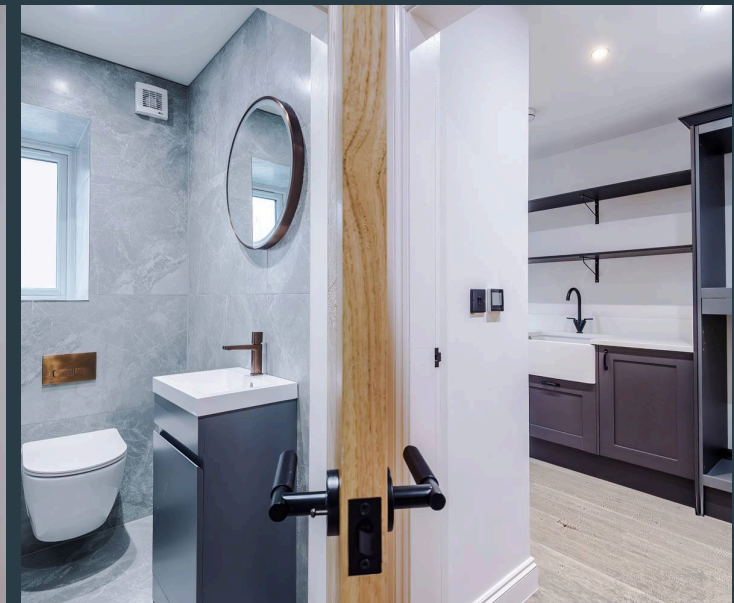
Exceptional four bedroom detached new build with sea views, luxury finishes, open-plan living, air-source heating, and no onward chain in a sought-after location. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Impressive Private Gardens
- Four Beautifully Appointed Double Bedrooms
- Designer High-Specification Bathrooms
- Statement Open-Plan Kitchen, Living & Entertaining Space
- Sustainable Air-Source Heating System & Solar Panels
- Turn-Key Purchase with No Onward Chain
- Seperate Utility Room and Walk-In Pantry
- Elevated Sea Views Across the North Wales Coastline
- New Build





Kitchen/Dining/Family Room

28' 10" x 26' 1" (8.79m x 7.95m)

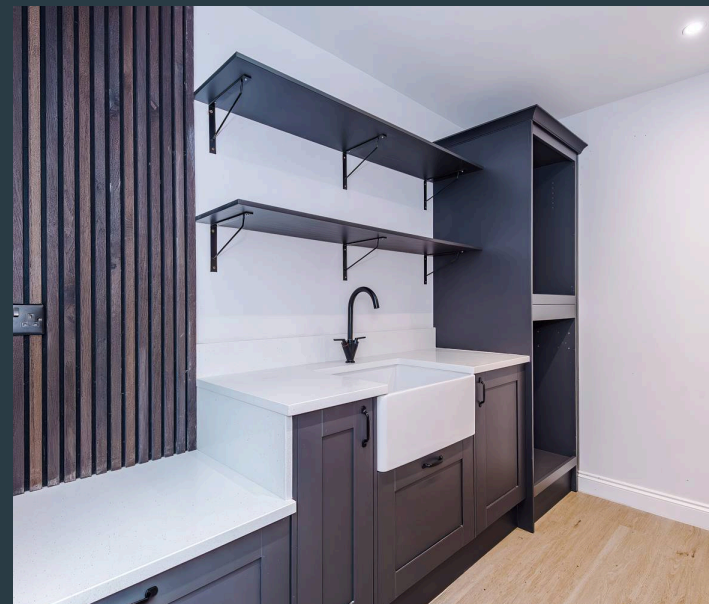
Undoubtedly the heart of the home, this exceptional open-plan kitchen, dining and family space has been designed to impress at every turn. Timber-effect flooring flows throughout, while expansive glazing draws in natural light and frames beautiful garden views with Moel Hiraddug beyond. Full-width concertina doors open onto the patio, seamlessly connecting indoor and outdoor living. The kitchen centres around a striking island with breakfast bar seating and polished Quartz worktops throughout. Premium integrated appliances include twin ovens, induction hob, microwave, coffee machine, dishwasher, separate fridge and freezer, alongside a Butler-style sink. Contemporary cabinetry with under-cabinet lighting provides extensive storage. The generous proportions comfortably accommodate dining, lounge and media areas, creating the perfect space for modern family living and entertaining alike.

Pantry

A real highlight of the ground floor and a space that will delight any keen cook or organised household. Accessed directly from the kitchen, this is no token cupboard — it is a genuinely substantial room in its own right, fitted with an extensive range of storage cupboards and units and finished with a Quartz worksurface. Whether it houses the coffee station, the slow cooker, the Costco shop or simply the organised chaos that every busy kitchen generates, it keeps it all beautifully out of sight — allowing the main kitchen to remain the pristine, show-home space it deserves to be. Recessed ceiling spotlights.

W/C

Fitted with a contemporary hand wash basin and low-level WC with concealed cistern, finished floor to ceiling in full-height tiling. Recessed ceiling spotlights.





Utility

9' 8" x 8' 0" (2.95m x 2.44m)

An exceptionally practical and well-fitted space, with an extensive range of fitted cupboards, a generous worksurface with inset sink, and plumbing for both washing machine and tumble dryer. A personal door opens directly to the driveway. A large built-in cupboard houses the hot water tank together with the controls for the underfloor heating system and solar installation, keeping the mechanics of the house neatly out of sight. Recessed ceiling spotlights.

Office/Snug

12' 6" x 9' 8" (3.81m x 2.95m)

A versatile and well-proportioned secondary reception room, carpeted, with a window to the front enjoying attractive open views. Equally suited as a home office, playroom or additional sitting room, this is the kind of flexible space that modern family life demands. Recessed ceiling spotlights.

Lounge

18' 9" x 8' 8" (5.72m x 2.63m)

A generously proportioned room, carpeted throughout, with a handsome box bay window to the front that frames views over the front gardens and across the rooftops towards the sea. Wall light points complement the recessed ceiling spotlights, and the underfloor heating — with no radiators required — leaves the walls entirely free for furniture and artwork. A room that works equally well as a formal sitting room or relaxed family space.

Master Bedroom

16' 9" x 11' 8" (5.11m x 3.56m)

A superb and spacious master suite arranged over a generous footprint. The bedroom area is carpeted and enjoys a window overlooking the rear garden, with French doors opening to a Juliet balcony — a lovely spot to take in the Moel Hiraddug backdrop on a clear morning. A walk-through dressing area leads to the en suite, which is appointed to an excellent standard with floor-to-ceiling wall tiling, a large fully-tiled shower cubicle, low-level WC with concealed cistern, hand wash basin, vertical heated towel rail and a lit, touch-sensitive mirror. Recessed ceiling spotlights throughout.





Dressing Room

En-Suite

9' 6" x 4' 6" (2.90m x 1.37m)

Bedroom Two

15' 7" x 11' 10" (4.75m x 3.61m)

A generous and well-proportioned guest room, carpeted, with French doors to a Juliet balcony and a further window, both overlooking the extensive rear gardens with the slopes of Moel Hiraddug beyond — a view that many a holiday cottage would be proud to offer. Recessed ceiling spotlights.

Bedroom Three

12' 1" x 8' 5" (3.68m x 2.57m)

A comfortable double bedroom, carpeted, with a window to the front enjoying distant sea views across the Irish Sea. Recessed ceiling spotlights.

Bedroom Four

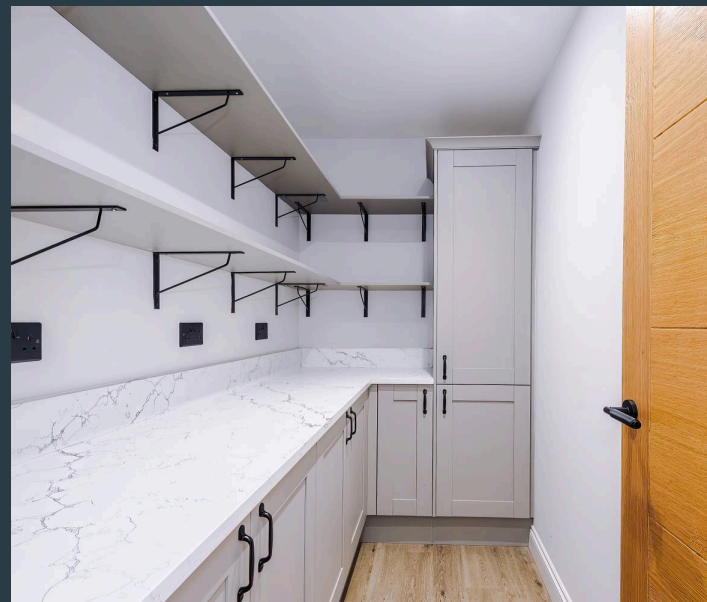
12' 9" x 9' 9" (3.89m x 2.97m)

A well-proportioned double bedroom, carpeted, with a window to the front also taking in those distant sea views. Recessed ceiling spotlights.

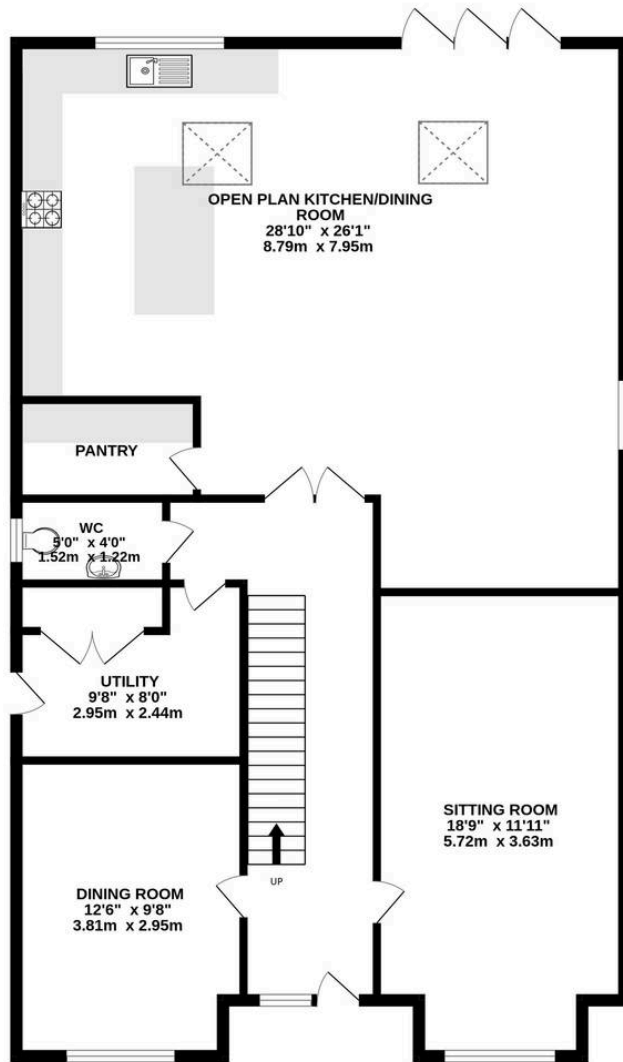
Family Bathroom

11' 10" x 7' 4" (3.61m x 2.24m)

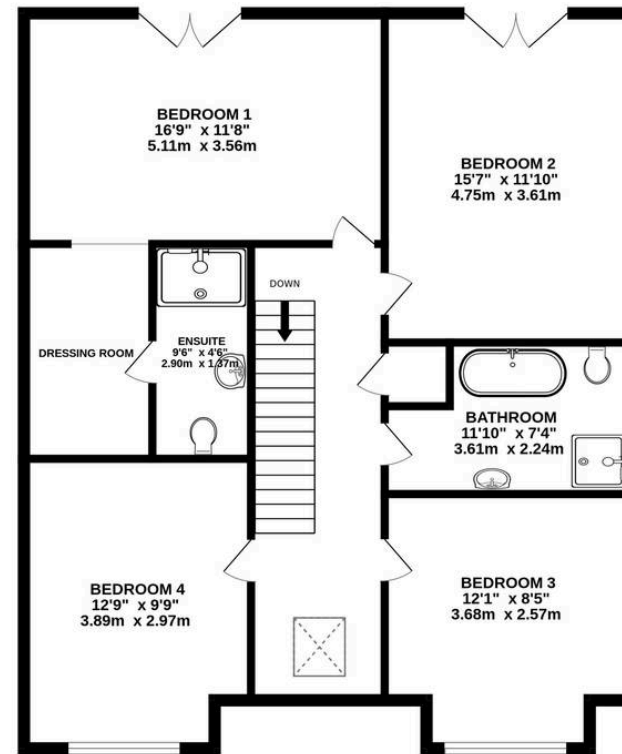
A fabulous and generously sized family bathroom fitted with a large bath, a separate walk-in shower enclosure, low-level WC with concealed cistern, and a hand wash basin set beneath a backlit mirrored storage unit. Finished floor to ceiling in full-height tiling. Recessed ceiling spotlights.



GROUND FLOOR
1378 sq.ft. (128.0 sq.m.) approx.



1ST FLOOR
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 2372 sq.ft. (220.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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