



**2 Calthorpe Drive, Prestatyn,  
Denbighshire, LL19 9RF**

**£405,000**

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**EPC - D59    Council Tax Band - F    Tenure - Freehold**



# Calthorpe Drive, Prestatyn

## 5 Bedrooms - House - Detached

A spacious detached house located in the sought after area of Upper Prestatyn and within walking distance of local amenities. The accommodation briefly comprises of entrance hallway, ground floor W.C., main hallway, living room, kitchen, dining room, lounge, five bedrooms, bathroom and shower room. Outside having gardens to the front, side and rear with driveway providing ample off road parking and an attached garage. The property benefits from having gas fired central heating and double glazing. Viewing highly recommended to fully appreciate what the property has to offer.



### Accommodation

Via a uPVC double glazed feature glazed door leading into the entrance hallway.

### Entrance Hallway

Having lighting, timber framed single glazed window, storage ideal for coats and doors off.

### Ground Floor W.C.

4'3" x 3'6" (1.31 x 1.08)

Comprising of a low flush W.C., hand wash basin with stainless steel taps over, lighting, extractor fan and partially tiled walls.

### Main Hallway

Having a uPVC double glazed feature window looking onto the front, lighting, radiator, power points, stairs off to the first floor landing and doors off.

### Living Room

14'4" x 12'10" (4.39 x 3.92 )

Having a uPVC double glazed bay window onto the front elevation, lighting, power points, radiator, cast iron fire place with complementary surround and hearth and door leading into the kitchen .

### Kitchen

12'5" x 10'0" (3.79 x 3.06)

Comprising of wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and a half with drainer and stainless steel mixer tap above, a uPVC double glazed large window overlooking the rear garden, power points, lighting, breakfast bar area, void for an American fridge freezer, a built in electric oven with five ring gas hob with stainless steel extractor hood above, wall mounted gas central heating boiler, inset spot lighting, radiator and tiled flooring.

### Dining Room

11'5" x 15'10" max (3.48 x 4.85 max )

Having lighting, power points, radiator, under stairs storage cupboard, a uPVC double glazed boxed bay window and a uPVC double glazed french doors opening out onto the rear patio area.

### Lounge

13'8" x 11'8" (4.17 x 3.58 )

Having lighting, power points, TV aerial point, radiator, gas fire with a complementary surround and hearth, a uPVC double glazed window onto the side elevation and a uPVC double glazed window onto the rear elevation overlooking the rear garden.

### Stairs Off To The First Floor Landing

Having a split staircase, lighting, two radiators, a uPVC double glazed window overlooking the front, built in storage cupboard, power points, loft access hatch and doors off.



### Bedroom One

11'8" x 12'3" (3.56 x 3.74)

Having lighting, power points, radiator, built in wardrobes, a uPVC double glazed window onto the rear elevation and a uPVC double glazed window onto the side elevation.

### Bathroom

7'4" x 7'1" (2.24 x 2.16)

Comprising of a low flush W.C., victorian style hand wash basin with stainless steel taps over, bath with stainless steel taps over, partially tiled walls, inset spot lighting, radiator and a uPVC double glazed obscure window onto the front elevation.

### Bedroom Two

12'6" max x 11'5" (3.83 max x 3.49)

Having lighting, power points, radiator, a uPVC double glazed door allowing access onto the veranda with to uPVC double glazed windows adjacent overlooking the rear garden enjoying the lovely views.

### Bedroom Three

12'6" max x 10'5" (3.82 max x 3.20 )

Having lighting, power points, radiator, TV aerial point and a uPVC double glazed window onto the rear elevation.

### Bedroom Four

12'10" x 9'10" (3.93 x 3.00)

Having lighting, power points, radiator and a uPVC double glazed feature window onto the front elevation.

### Bedroom Five

8'11" x 7'6" (2.74 x 2.31 )

Having lighting, power points, radiator and a uPVC double glazed feature window onto the front elevation.

### Shower Room

7'5" x 5'2" (2.27 x 1.60)

Comprising of a low flush W.C., hand wash basin with stainless steel taps over, walk in shower cubicle with wall mounted shower head, extractor fan, inset spot lighting, partially tiled walls and a uPVC double glazed obscure window onto the side elevation.

### Garage

14'2" x 10'0" (4.34 x 3.06 )

Having lighting, power points, a uPVC double glazed obscure window onto the side elevation and up and over door.

### Outside

The property is approached via wrought iron gates onto the driveway providing ample off road parking, area laid with slate with a feature planter and an area to the side laid with slate. A further single wrought iron gate leads to the front door.

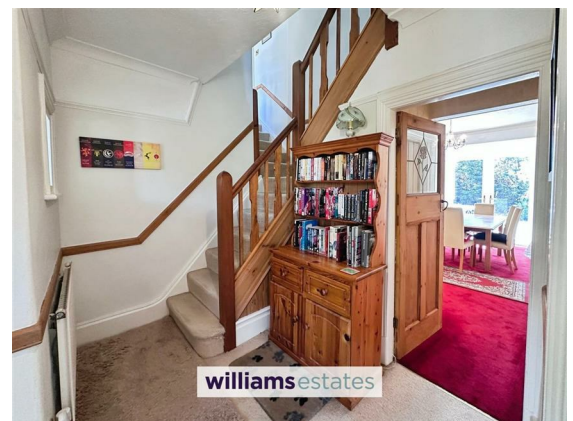
The rear garden being a really good size having a raised patio area with steps down to an area laid to lawn surrounded by bushes, shrubs, flower beds and trees and is bound by walling and has the benefit of having a purpose built timber summer house, outside security light and power and water supply and enjoys a sunny aspect

### Directions

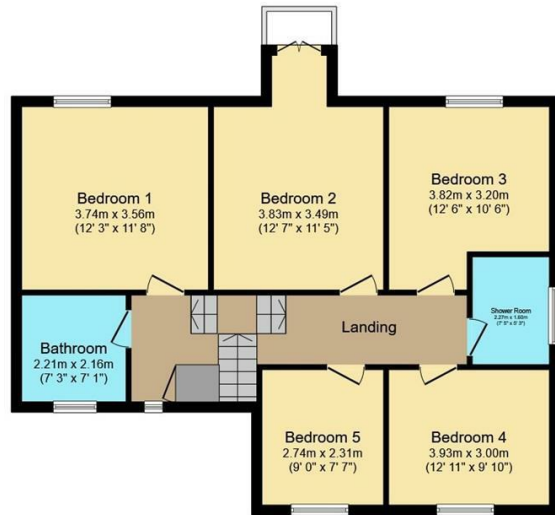
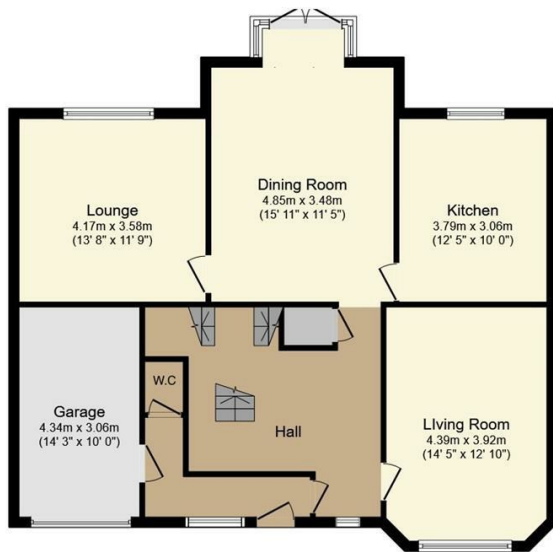
Proceed from the Prestatyn office to the mini roundabout, continuing onto Meliden road, taking the left-hand turn onto The Avenue, taking the first right onto Calthorpe Drive and continuing round the corner, and the property can be found on the left-hand side.

### Additional Notes

This property was underpinned last year and has a 10-year warranty.







Total floor area: 176.9 sq.m. (1,904 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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