



**williams**estates

**6 Parc Aberconwy, Prestatyn – LL19 9HE**  
**£419,950**

## 6 Parc Aberconwy

Prestatyn

This impressive four bedroom detached house is situated in the highly sought after Upper Prestatyn area, offering an ideal blend of modern living and comfort. The property has been thoughtfully modernised and is presented to a high standard throughout, featuring a spacious entrance hall, a bright and airy living room, and a contemporary kitchen with integrated appliances. The dining area enjoys direct access to the rear garden. Upstairs, there are four generous bedrooms, including a principal bedroom with access to a private first floor balcony that boasts far reaching countryside views. The family bathroom is modern and well appointed. Additional features include an integrated garage, utility area, and ample storage throughout. The property is conveniently located close to well regarded local schools, amenities, and the popular seaside promenade, making it an excellent choice for families seeking a peaceful yet well connected home.

Externally, the property benefits from a well manicured, private rear garden with lawn and paving.





### Accommodation

Via a modern composite door leading into the entrance hallway.

### Hallway

Having coved ceilings, inset spot lighting, power points, radiator, tiled flooring, two built in storage cupboards, stairs off to the first floor landing and doors.

### Ground Floor Shower Room

11' 1" x 3' 1" (3.38m x 0.94m)

Fitted with a low flush W.C, pedestal hand wash basin with stainless steel mixer tap over, shower enclosure with wall mounted shower head, tiled walls, tiled flooring, wall mounted heated towel rail and a uPVC obscure double glazed window onto the front elevation.

### Reception Room

15' 7" x 9' 2" (4.75m x 2.79m)

Having coved ceiling, lighting, power points, radiator, TV aerial point, a uPVC double glazed window overlooking the front elevation with views out towards the North Wales coastline.



### **Kitchen/ Dining/ Living Room**

27' 6" x 11' 5" (8.38m x 3.48m)

The living area having coved ceiling, inset spot lighting, tiled flooring, radiator, ample power points, TV aerial point, feature log effect gas fire on a slate hearth, a uPVC double glazed window overlooking the rear elevation and bifold doors allowing access onto the stone patio, space for dining and opening into the kitchen area. The kitchen is fitted with quality high gloss wall, drawer and base units with complimentary worktops over, sink and drainer with stainless steel mixer taps over, built in Bosch microwave, built in Bosch oven, induction hob with extractor hood above, tiled flooring, inset spot lighting, power points, and a uPVC double glazed window overlooking the rear garden.

### **First Floor Landing**

Having a turned staircase with glass panelling, a uPVC double glazed window to the side elevation enjoying panoramic views of the North Wales coastline, loft hatch access, inset spot lighting and doors off.

### **Bedroom One**

13' 4" x 9' 11" (4.06m x 3.02m)

Having coved ceiling, lighting, power points, radiator, built in wardrobes with sliding doors, a uPVC double glazed window enjoying the stunning views over the North Wales coastline.

### **Bedroom Two**

12' 1" x 10' 0" (3.68m x 3.05m)

Having coved ceiling, lighting, power points, radiator and a uPVC double glazed window with views out towards the coastline.

### **Bedroom Three**

10' 1" x 8' 10" (3.08m x 2.70m)

Having coved ceiling, lighting, power points, radiator, built in wardrobes with sliding doors and a uPVC double glazed window onto the rear elevation with views out towards Prestatyn hillside.





#### **Bedroom Four**

9' 2" x 8' 2" (2.79m x 2.49m)

Having lighting, power points, radiator, a uPVC double glazed window overlooking the rear elevation and a uPVC double glazed door allowing access onto the balcony.

#### **Balcony**

Having glass and stainless steel balustrades surrounding, new rubber roof, artificial grass and stunning panoramic views of North Wales Coastline.

#### **Bathroom**

8' 3" x 7' 7" (2.51m x 2.31m)

Fitted with a modern white suite comprising of a low flush W.C, vanity hand wash basin, bath with mixer taps above, tiled flooring, partially tiled walls, wall mounted heated towel rail, inset spot lighting and a uPVC obscure double glazed window.

#### **Garage**

18' 8" x 15' 9" (5.70m x 4.80m)

#### **Solar Panel Information**

10x LONGI 400 WATT solar panels Lux 3600 Hybrid Inverter 2x GREENLINX 3.2 kw/h Batteries ZAPPI (my energy) 7kw Charger

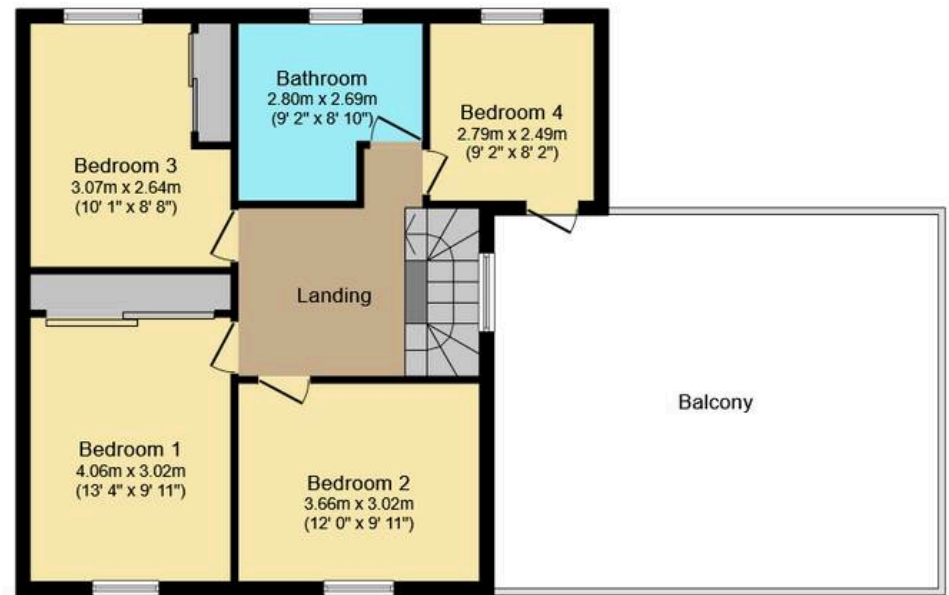
#### **Garden**

The property is approached via a driveway providing ample off road parking. The driveway leads to an attached garage. The garden to the front being laid to lawn with established planted borders with sleepers. A timber gate gives access to the enclosed rear garden. The rear garden being a particular feature of the property enjoying the sunshine throughout the day and a private setting having an Indian stone paved patio with a uPVC glazed canopy over, established raised borders with sleepers, area laid to lawn, a variety of plants, trees and shrubs and is bound by fencing and benefits from a timber store.



### Ground Floor

Floor area 98.8 sq.m. (1,063 sq.ft.)



### First Floor

Floor area 62.0 sq.m. (668 sq.ft.)

Total floor area: 160.8 sq.m. (1,731 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](http://www.Propertybox.io)



## Williams Estates Prestatyn Office

Williams Estates, 11 Meliden Road – LL19 9SB

01745888900 • [prestatyn@williamsestates.com](mailto:prestatyn@williamsestates.com) • [www.williamsestates.com/](http://www.williamsestates.com/)

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