



**1 Bosworth Grove, Prestatyn,
Denbighshire, LL19 9ET**

£410,000

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EPC - C73 Council Tax Band - F Tenure - Freehold

Bosworth Grove, Prestatyn

4 Bedrooms - House - Detached

Available with Vacant Possession and No Onward Chain. This superbly situated larger than average detached four bedroom family home is situated in the favoured location of Upper Prestatyn, comprising of four bedrooms, living room, dining room, kitchen, utility room, family bathroom and en-suite, with added benefits of a good sized plot with sea views and mountain views, ample off-road parking and garage. The property is ready to move into and internal viewing is highly recommended. EPC Rating 73 C.



Accommodation

via a timber framed door leading into the;

Entrance Porch

4'2" x 2'5" (1.27 x 0.74)

Having lighting, cupboard housing the electrics and ideal for storage and a single glazed obscure door leading into the;

Entrance Hallway

Having lighting, power points, radiator, telephone point, solid oak floor, stairs to the first floor landing and doors off.

Living Room

22'0" x 12'4" (6.71 x 3.76)

Having lighting, power points, radiators, gas fire place with complementary surround and hearth, solid oak floors and uPVC double glazing to the front, side and rear elevations, with the front elevation enjoying beautiful views of Prestatyn Hillside.

Dining Room

12'4" x 11'8" (3.76 x 3.56)

Having lighting, power points, radiator, inset open fire place, solid oak flooring and uPVC double glazing onto the front elevation.

Kitchen

22'0" x 9'10" (6.71 x 3.00 (6.70 x 2.99))

Comprising of wall, drawer and base units with complementary worktop over, partially tiled walls, sink and a half and drainer with mixer tap over, void for dishwasher, range master free standing oven with hob over and extractor fan above, lighting, power points, radiator, telephone point, uPVC double glazed bay window onto the side and timber doors leading into the;

Utility

15'7" x 9'9" (4.75 x 2.97)

Comprising of wall and base units with worktop over, sink and a half and drainer with mixer tap over, partially tiled walls, wall mounted LOGIC combination boiler, void for washing machine, lighting, radiator, uPVC double glazed patio doors giving access to the rear, door off and cloakroom off.

Cloakroom

6'6" x 3'5" (1.98 x 1.04)

Having a low flush W.C., hand wash basin, wall mounted heated towel rail, lighting and partially tiled walls.



Garage

21'0" x 9'11" (6.40 x 3.02)

Can be accessed from the side driveway via timber doors or utility room, having lighting, power points, uPVC double glazed obscure window onto the rear garden and being a great space for storage.

First Floor Landing

Being of a good size, having decorative glazed obscure window onto the front with lighting, radiator, loft access hatch, storage cupboards and doors off.

Bedroom One

17'9" x 12'6" (5.41 x 3.81)

Having lighting, power points, radiator, uPVC double glazing onto the side enjoying sea views and en-suite off.



En-suite

10'8" x 2'8" (3.25 x 0.81)

Comprising of a low flush W.C., walk-in shower enclosure with wall mounted shower, hand wash basin, wall mounted heated towel rail, lighting and partially tiled walls.

Bedroom Two

13'3" x 12'4" (4.04 x 3.76)

Having lighting, power points, radiator, T.V. aerial point, fitted wardrobes and uPVC double glazing onto the rear.



Bedroom Three

12'4" x 11'8" (3.76 x 3.56)

Having lighting, power points, radiator, telephone point, T.V. aerial point, fitted wardrobes and uPVC double glazing on to the front and side elevation enjoying views of Prestatyn Hillside and views out towards the sea.

Bedroom Four

10'5" x 8'4" (3.18 x 2.54)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the front elevation enjoying views of Prestatyn Hillside.



Bathroom

12'5" x 9'9" (3.78 x 2.97)

A good sized suite, comprising of a corner bath, low flush W.C., bidet, hand wash basin, walk-in shower enclosure with wall mounted shower, wall mounted heated towel rail and a uPVC double glazed obscure window onto the side elevation.

Outside

The property is situated on a generously sized corner plot, with ample off-road parking to the side for more than one vehicle.

The front garden is mainly laid to lawn and has superb views of the Prestatyn Hillside.

To the rear, the garden is laid to lawn with a paved area being ideal for outdoor dining.

Directions

proceed right from Prestatyn office onto Gronant Road and continue past the tennis courts turning right onto Bryn Newydd. At the T junction turn left onto East Avenue and next left onto Bosworth Grove where the property can be found on the left hand side





Ground Floor
Floor area 110.4 sq.m. (1,189 sq.ft.) approx

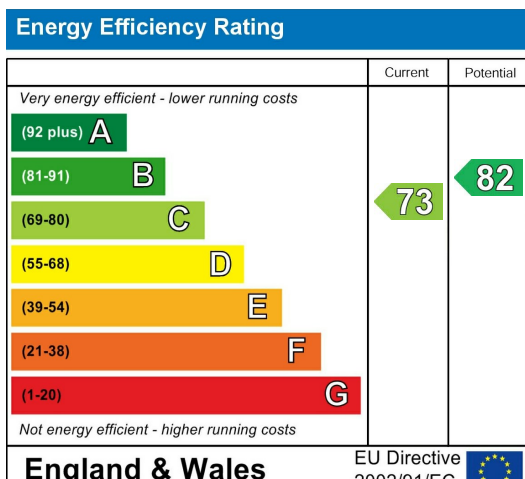


First Floor
Floor area 80.6 sq.m. (868 sq.ft.) approx

Total floor area 191.0 sq.m. (2,056 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.



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