

williams estates



**33 Aberconway Road, Prestatyn,
Denbighshire, LL19 9HL**

£575,000

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EPC - D62

Council Tax Band - G Tenure - Freehold

SUMMARY

****NO Onward Chain**** Located on Aberconway Road in the desirable area of Upper Prestatyn, this charming detached house with one bedroom annex offers a unique blend of character and modern living. With three spacious reception rooms, this property provides versatile living spaces that can easily adapt to your lifestyle needs, whether for entertaining guests or enjoying quiet family time.

The home boasts three well-proportioned bedrooms, ensuring ample space for relaxation and privacy. Additionally, there are two bathrooms, which add convenience for both family members and visitors alike. The property is set on a larger than average plot, providing generous gardens to both the front and rear, perfect for outdoor activities or simply enjoying the fresh air.

Parking is a breeze with space available for up to several vehicles, making it ideal for families or those who enjoy hosting. The house, being older, is rich in character features that add charm and warmth, creating a welcoming atmosphere throughout. Don't miss the opportunity to make this wonderful property your own.



Accommodation

Via a double glazed door leading into the reception hallway.

Reception Hallway

Having original oak stripped flooring, original oak panelled doors which are a particular feature, lighting, power points, under stairs store area, double radiator, picture rail, Pilkington glass glazed window onto the front elevation, feature stair case leading off with a galleried landing above and doors off.

Living Room

21'11" x 15'1" (6.7m x 4.6m)

Having lighting, power points, three double radiators, picture rail, living flame gas fire with a feature brick fire surround, T.V. aerial point, a large Pilkington glass glazed bay window to the front with high ceiling height, aluminium double glazed patio door and two additional Pilkington glazed windows to each side.

Sitting Room

13'9" x 11'9" (4.2m x 3.6m)

Having lighting, power points, a fireplace, a double radiator, T.V. aerial point, a picture rail, wall light points, Pilkington glass glazed bay window to the front and an additional Pilkington glazed window to the side.

Kitchen

13'10" x 10'9" (4.22m x 3.30m)

Comprising of traditional off white wall drawer and base units with a complementary worktop over, four ring induction hob with glazed dresser units to each side and extractor fan above, one and a half bowl drainer sink with taps above, integrated dish washer, integrated fridge and freezer, integrated Neff double oven, pull out larder unit, a Pilkington glass glazed window onto the side elevation and an arch way with a step down leading into the dining room.

Dining Room

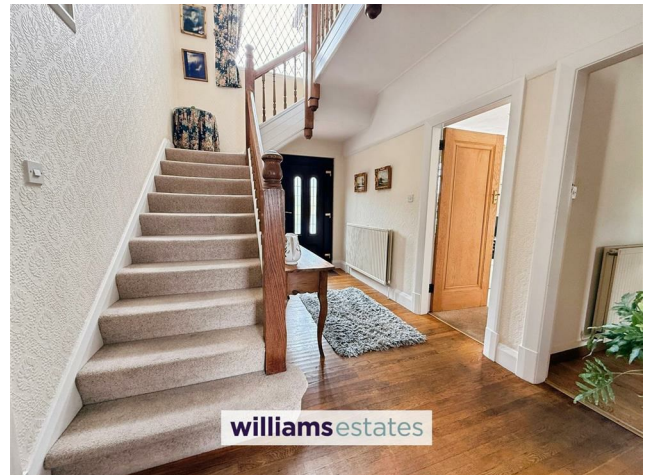
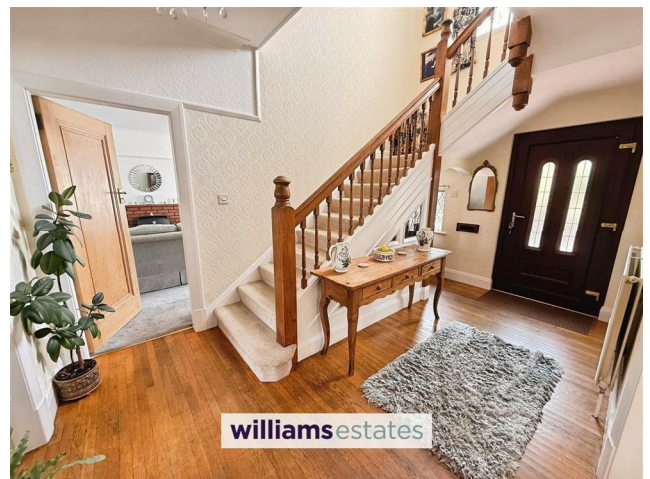
9'10" x 11'3" (3.0m x 3.44m)

Having lighting, power points, double radiator, feature beamed ceiling, a Pilkington glass glazed window onto the side, aluminium double glazed patio doors to the rear garden and a cupboard housing a Vaillant gas central heating boiler.

Shower Room

13'1" x 3'9" (4 x 1.16)

Comprising of hand wash basin, W.C., shower with a glass shower screen, chrome heated towel rail, floor to ceiling tiling, tiled floor, LED mirror and a Pilkington glass glazed obscure window onto the rear.





Stairs Off To The First Floor Landing

Having a turned staircase with original oak handrail and spindles leading to a large landing with picture Pilkington glass glazed window onto the front elevation, picture rail and doors off.

Bedroom One

22'7" x 14'11" (6.9m x 4.55m)

Having lighting, power points, three double radiators, built-in wardrobes, a hand-wash basin, a large Pilkington glass glazed window to the front, two Pilkington glazed windows to the side, and two Pilkington glass glazed windows to the rear.



Bedroom Two

13'9" x 11'10" (4.2m x 3.61)

Having lighting, power points, double radiator, full length fitted wardrobes with mirrored doors and a large Pilkington glass glazed bay window to the front enjoying views of Prestatyn hillside and views towards Llandudno and coastal views.

Bedroom Three

15'11 x 13'9 (4.85m x 4.19m)

Having lighting, power points, double radiator, full length fitted wardrobes with sliding mirrored doors, hand wash basin, two Pilkington glass glazed windows to the side and a Pilkington glass glazed window to the rear.



Bathroom

11'1 x 6'9 (3.38m x 2.06m)

Comprising of low flush W.C., corner bath, hand wash basin, bidet, double radiator, floor to ceiling tiling, loft access hatch with pull down Slingsby ladder and a Pilkington glass glazed obscure window to the rear.

Annex

Anex Main Room

19'8 x 13'1 (5.99m x 3.99m)

Having power points, two windows over looking the garden, two smaller windows to let in additional light in and wall mounted gas heater.



Further Room

13'1 x 9'0 (3.99m x 2.74m)

Has double doors into the garden with glazed panels to each side and a window to the rear.

Shower Room

4'0 x 1'16 (1.22m x 0.30m)

Low flush W.C., wash hand basin, shower enclosure and a window to the side.

Garage

17'1 x 9'1 (5.21m x 2.77m)

Having an up and over door, lighting, power points, electric meter, window to the side elevation and a glazed door leading into the utility area.

Utility Area

9'1 x 5'11 (2.77m x 1.80m)

Having plumbing for washing machine, space for condensing dryer, window to the rear and door allowing access onto the rear garden.

Outside

To the front the property is approached via herringbone pattern block paved drive way providing ample off road parking for several cars. The garden to the front being laid to lawn with well stocked borders and is bound by stone walling.

The garden to the rear has gates to the side elevation, two paved patio areas to the rear, a further paved patio, lawned area, decked patio, summer house, established cottage borders with a variety of mature evergreen plants and shrubs. Large double gates provides an area ideal for bin storage.







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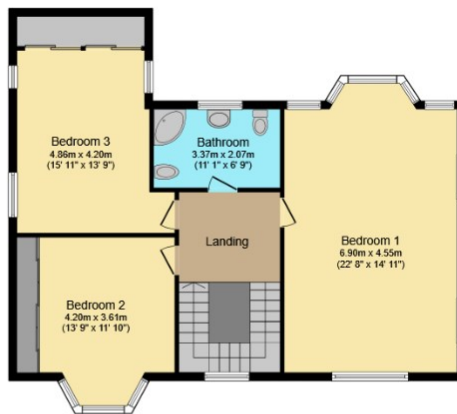


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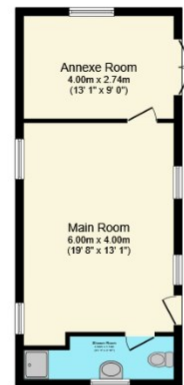
Ground Floor

Floor area 96.2 sq.m. (1,035 sq.ft.)



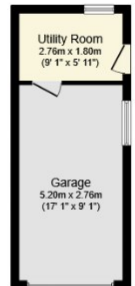
First Floor

Floor area 93.0 sq.m. (1,002 sq.ft.)



Annexe Floor Plan

Floor area 38.6 sq.m. (416 sq.ft.)



Garage

Floor area 19.6 sq.m. (211 sq.ft.)

Total floor area: 247.5 sq.m. (2,664 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) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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