

# williams lettings



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

**£1,750**

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**EPC - C77**

**Council Tax Band - F**

**Deposit - £1,750**

# Aberconway Road, Prestatyn

## 5 Bedrooms - Bungalow - Detached

Sitting in a much favoured position of Upper Prestatyn, this Five Bedroom Dormer Bungalow has undergone extensive renovations to the highest of specifications. Offering an absolutely stunning open-plan kitchen/living area, five double bedrooms, two impressive bathroom suites and modern utility area. The modernity doesn't stop inside, as the front and rear gardens of the property have been carefully crafted for ease of maintenance, whilst in-keeping with the high specification internally. Located within a convenient position, this property is within a short distance to any of the Town Centre amenities including schools, local shops and eateries. Viewing this property is highly encouraged to appreciate what it has to offer. EPC Rating C 77

### Accommodation

Via a composite front door providing access into the ;

### Entrance Porch

7'9" x 7'0"

Comprising lighting, power points, radiator and a composite door providing access into the ;

### Entrance Hallway

Having lighting, power points, radiator, cupboard housing the electrical consumer unit, in-built storage cupboards with lighting, doors off and stairs off.

### Bedroom

13'11" x 11'5"

Having lighting, power points, radiator and two uPVC double glazed windows to the front.

### Utility Room

8'3" x 5'3"

Having in-set spot lighting, radiator, power points, extractor fan, wall and base units with worktop over, cupboard housing the central heating boiler, void for under-the-counter appliances and a uPVC double glazed obscure window to the side.

### Bedroom

14'5" x 11'1"

Also having the potential to be used as a secondary sitting room; Having lighting, power points, radiator, uPVC double glazed window to the front, two uPVC double glazed windows to the side and a feature fire place with exposed brick surround.

### Open-Plan Kitchen/Living Room

23'11" x 23'11"

Kitchen area comprising modern wall, drawer and base units with complementary quartz worktops over, integral induction hob with built in extractor, two electric cookers and microwave, integral dishwasher, stainless steel sink with mixer tap over, in-set spotlighting and the central island separating the kitchen area to the living area.

The living room area having in-set spotlighting, lighting, power points, radiator, double glazed skylight, uPVC double glazed window to the rear and uPVC double glazed sliding patio doors to the rear.

### Bathroom

8'0" x 7'11"

A modern four piece suite comprising a low flush WC, walk in shower enclosure with rainfall shower head above and additional telephonic shower head, in-vanity hand wash basin, panel bath with mixer tap over, in-set spotlighting, heated towel rail, tiled walls and two uPVC double glazed windows to the side.

### Bedroom

13'11" x 11'5"

Having lighting, power points, radiator and uPVC double glazed window to the rear.

### Stairs to First Floor Landing

Having lighting, velux window to the side, uPVC double glazed obscure window to the side and doors off.

### Bedroom

12'9" x 11'9"

Having lighting, power points, radiator, into the eaves storage and uPVC double glazed window to the front.

### Bedroom

19'5" x 11'7"

Having lighting, power points, radiator, four velux windows ; two to the front and two to the rear and into the eaves storage with further lighting and radiator.

### Bathroom

8'3" x 6'6"

Comprising a wall mounted vanity hand wash basin, low flush WC, double ended bath with mixer tap over, tiled walls and floor, heated towel rail, in-built storage cubby-holes, in-set spot lighting and a double glazed velux window to the side.

### Outside

The front of the property is approached via a brick-paved driveway stretching down the side of the property to the rear with a singular path leading to the front door and having a couple of bushes and plants.

To the rear the brick paving continues to the detached garage having its own electrical circuit and two uPVC double glazed windows.

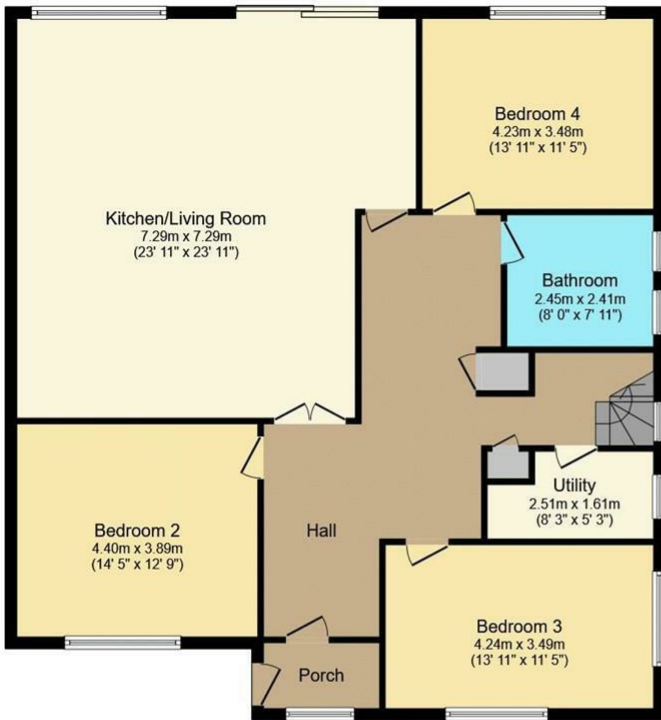
The gardens are laid with lawn and are bound by timber fencing.

### Directions

From the Prestatyn office head right towards the traffic lights and straight through. Continue along the road and turn right onto Aberconway Road. The property can be found on the left hand side, towards the top of the road. It can be found by our For Sale Board.

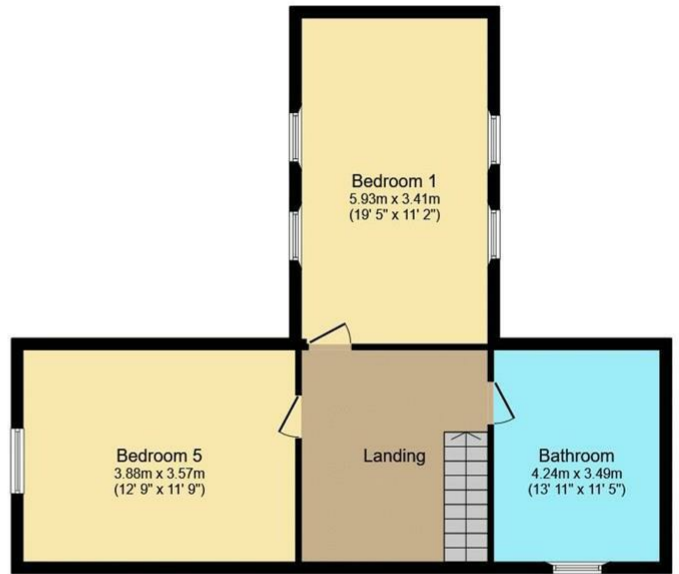






### Ground Floor

Floor area 140.4 sq.m. (1,511 sq.ft.) approx



### First Floor

Floor area 65.6 sq.m. (706 sq.ft.) approx

Total floor area 206.0 sq.m. (2,217 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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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