

# williams estates



**9 Coed Mor Drive, Prestatyn,  
Denbighshire, LL19 9RB**

**£435,000**

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**EPC - D58**

**Council Tax Band - F**

**Tenure - Freehold**

# Coed Mor Drive, Prestatyn

## 5 Bedrooms - House - Detached

Available with No Onward Chain and Vacant Possession! A Five Bedroom detached Family Home, situated within the sought after and prominent location of Upper Prestatyn. Being within walking distance of local amenities, schools and local high street, enjoying a peaceful and tranquil setting with views of the hillside and out towards the coastline. Comprising five bedrooms, lounge, dining room, kitchen/diner, family bathroom and cloakroom. Benefits include ample sized gardens to the front and rear, garage, uPVC double glazing and gas central heating.



### Accommodation

via a modern composite door with obscure glazed panelling leading into the;

### Entrance Porch

Housing the gas meter and a decorative glazed door leading into the;

### Entrance Hallway

Being of a good size, having lighting, radiator, stairs to the first floor landing, cupboard under the stairs for storage, door off into the garage and further doors off.

### Lounge

17'0" x 12'11"

Having lighting, power points, radiator, feature inset log burner with complementary surround and hearth and a uPVC double glazed bay window onto the front elevation.

### Dining Room

16'11" x 13'0"

Having lighting, power points, radiator, uPVC double glazing onto the rear and a uPVC double glazed patio door giving access to the rear decked area.

### Kitchen/Diner

17'1" x 13'4"

Comprising wall, drawer and base units with a complementary worktop over, stainless steel sink and a half and drainer with a stainless steel mixer tap over, integrated double electric oven, four ring hotpoint hob with extractor fan above, void for under the counter tumble dryer, void for under the counter washing machine, lighting, power points, partially tiled walls, lighting, power points, radiator, uPVC double glazing onto the side and rear elevations, uPVC double glazed door giving access to the rear garden and cloakroom off.

### Cloakroom

Comprising low flush W.C., wall mounted heated towel rail, hand-wash basin with a stainless steel mixer tap over and tiled splash-back, inset spot lighting, extractor fan and a uPVC double glazed obscure window onto the rear elevation.



## Garage

15'0" x 9'2"

Having electric roller shutter door onto the front, lighting, power points and electric meter.

## Stairs to the First Floor Landing

Having lighting, power points, radiator, feature double glazed decorative window onto the front elevation and doors off.

## Bedroom One

17'7" x 13'1"

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



## Bedroom Two

12'1" x 9'5"

Having lighting, power points, radiator, T.V. aerial point and a uPVC double glazed window onto the front elevation.

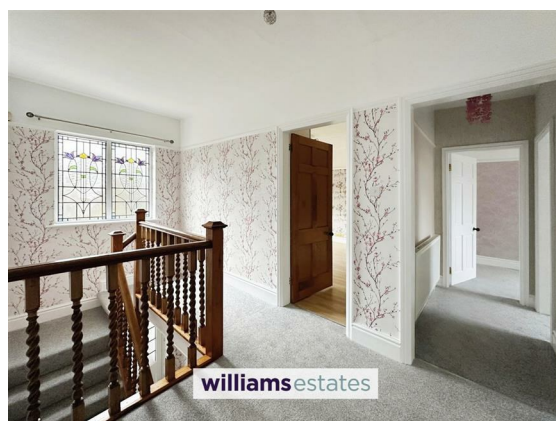
## Bedroom Three

10'2" x 9'5"

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

## Inner Hallway

Providing access to bedroom four and bedroom five (used to be one bedroom, split into two via a partition wall) - Having lighting, radiator and doors off.



## Bedroom Four

10'2" x 6'6"

Having lighting, power point, T.V. aerial point and a uPVC double glazed window onto the rear elevation.

## Bedroom Five

14'3" x 6'3"

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



## Family Bathroom

13'8" x 8'1"

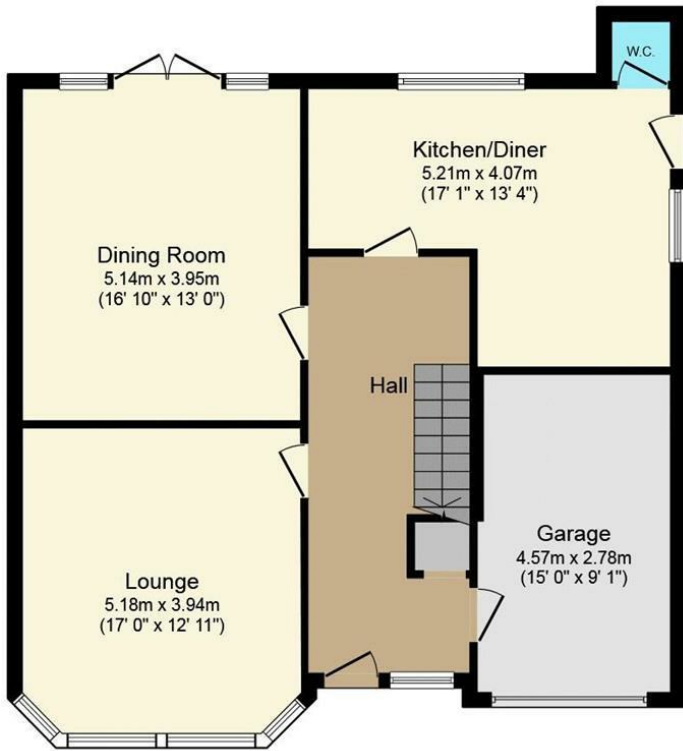
Comprising low flush W.C., bidet, wall mounted heated towel rail, loft access hatch, walk-in shower enclosure with a wall mounted shower head, dual sinks with mixer taps over, corner bath with mixer tap over, wall mounted boiler, inset spot lighting, radiator and a uPVC double glazed obscure window onto the rear elevation.

## Outside

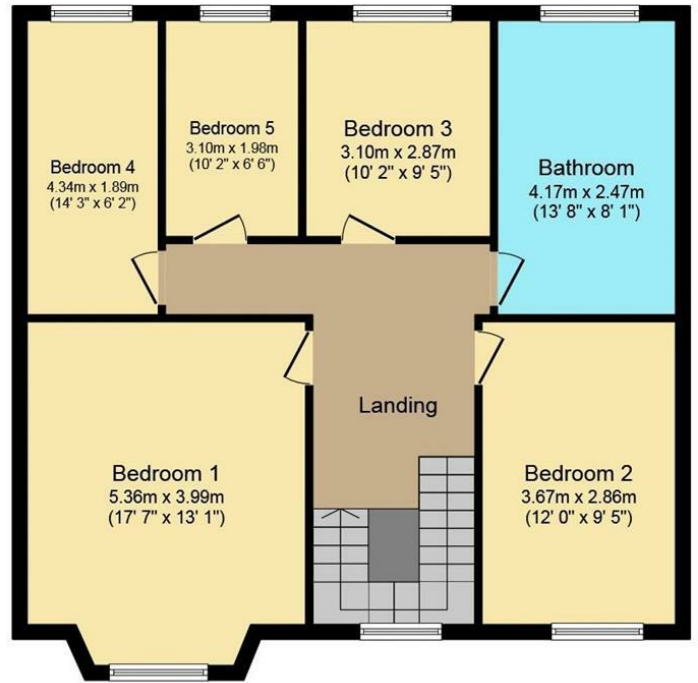
To the front, the property is access via timber gates and is approached via a block brick paved driveway, providing ample space for off-road parking. Being mainly laid to lawn, having decorative borders and enjoying a private aspect.

To the rear, there is a raised timber decked area ideal for outdoor dining, with the majority of the garden being laid to lawn and bound by timber fencing, with a variety of bushes and a paved patio to the far side of the garden.





**Ground Floor**



**First Floor**

Total floor area 164.7 m<sup>2</sup> (1,773 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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