

# williams estates



**The Mount Bishopswood Road,  
Prestatyn, Denbighshire, LL19 9PN**

**£665,000**

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**EPC - C79    Council Tax Band - F    Tenure - Freehold**

# Bishopswood Road, Prestatyn

## 4 Bedrooms - House - Detached

A fantastically designed four / five bedroom detached house, situated within the highly sought after area, known as Upper Prestatyn. Enjoying stunning unspoilt views of the North Wales Coastline and Clwydian Range to the rear, the prestigious home offers an abundance of benefits throughout. Comprising for four bedrooms (two with en-suites), lounge, kitchen/diner, games room (potential fifth bedroom), bathroom, utility room and cloakroom. Viewing is encouraged to fully appreciate the benefits this property has to offer. EPC Rating C 79.

### Accommodation

via a modern front door, with obscure glazed panelling adjacent, leading into the;

### Entrance Hallway

A good size, being light and airy, having lighting, power points, radiator, modern double glazed obscure windows onto each side elevation, stairs to the first floor landing with storage drawers underneath and doors off.

### Store Room

10'2" x 8'0"

Potential to be used as a home office, having lighting power points, radiator, wall mounted electrics and a modern double glazed window onto the front elevation.

### Games Room

17'4" x 13'6"

Potential to be used as a fifth bedroom, having lighting, power points, radiator and modern double glazed windows onto the front elevation.

### Utility Room

8'6" x 5'10"

Having lighting, power points, void for under the counter appliances, wall mounted boiler, sink with a stainless steel mixer tap over, cloakroom off and a modern obscure glazed door giving access to the side elevation.

### Cloakroom

Comprising of a low flush W.C., hand-wash basin with a stainless steel mixer tap over, radiator, lighting and a double glazed obscure window onto the side elevation.

### Lounge

22'8" x 18'11"

A beautifully presented and full of character lounge, having lighting, power points, radiators, feature log burning stove and a modern sliding patio door, giving access onto the rear patio and enjoying stunning coastal views.

### Kitchen/Diner

22'2" x 18'0"

Having ample space for dining, comprising of wall, drawer and base units with a complementary worktop over, breakfast bar with two sets of four ring gas hobs and extractor fan above, two integrated double ovens, wine cooler, sink and drainer with a mixer tap over, inset spot lighting, power points, wall mounted modern radiators, space for a free-standing fridge/freezer, modern double glazed windows onto the front and rear elevations, velux window onto the rear elevation and a modern sliding patio door giving access to the rear patio.

### Stairs to the First Floor Landing

Having lighting, loft access hatch, power point, radiator, double glazed window onto the front elevation and doors off.

### Bedroom One

23'4" x 19'10"

A grand sized room, having lighting, power points, radiators, sliding modern patio door giving access to the balcony which enjoys unspoilt views of the North Wales Coastline, dressing room off and an en-suite off.

### En-suite

9'10" x 4'11"

Comprising of a low flush WC., hand-wash basin with a stainless steel mixer tap over, walk-in shower enclosure with a wall mounted shower head, inset lighting, modern heated towel rail and an obscure double glazed window onto the rear elevation.

### Dressing Room

7'1" x 5'2"

Excellent storage space, having lighting and power points.

### Bedroom Two

13'4" x 10'2"

Having lighting, power points, radiator, double glazed window onto the front elevation and an en-suite off.



### En-suite

7'3" x 4'11"

Comprising of a low flush W.C., hand-wash basin with tap over, walk-in shower enclosure with a wall mounted shower head, inset spot lighting and a double glazed obscure window onto the front elevation.

### Bedroom Three

16'1" x 11'1"

Having lighting, power points, radiator and a large double glazed window onto the rear elevation, enjoying views of the coastline.

### Bedroom Four

10'1" x 8'1"

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

### Bathroom

10'4" x 6'8"

A family suite, comprising of a low flush W.C., walk-in shower enclosure with a wall mounted shower head, hand-wash basin with stainless steel mixer tap over, free-standing bath with taps over and telephonic shower head, tiled walls, tiled flooring, inset lighting, shaver port, wall mounted heated towel rail and an obscure double glazed window onto the side elevation.

### Outside

The property is approached via a brick paved driveway, providing ample space for off-road parking, leading onto a paved patio with area's that are laid to artificial grass and privacy offered via brick walling. Access to the rear can be via both side elevations via timber gates, with access to the garage via a roller shutter door.

To the rear, the garden enjoys a beautifully presented patio with high quality glass balustrade panelling, with stunning views of the North Wales Coastline and Clwydian Range. There are paved steps then leading down to the garden area, which is full of well presented flowering plants/shrubs and bordered by mature hedging. The lower garden is then laid to artificial grass and also laid to lawn. Enjoying a peaceful, private and sunny aspect and ideal for alfresco dining.





### Ground Floor

Floor area 146.4 sq.m. (1,576 sq.ft.) approx



### First Floor

Floor area 106.6 sq.m. (1,147 sq.ft.) approx

Total floor area 253.0 sq.m. (2,723 sq.ft.) approx

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>79</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto:Prestatyn@williamsestates.com)

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