

williams estates



**14 Maes Y Groes, Prestatyn,
Denbighshire, LL19 9DA**

£185,000

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EPC - D64 Council Tax Band - C Tenure - Freehold

Maes Y Groes, Prestatyn

4 Bedrooms - House - Terraced

Introducing a charming four-bedroom semi-detached house in Prestatyn, North Wales, just steps away from the bustling high street. Featuring spacious rooms, a modern kitchen, and a lovely garden, the property offers a perfect blend of convenience and comfort in a desirable location. Internal viewing is highly recommended!

Accommodation

Via a uPVC double glazed door which leads into the:

Entrance Hallway

Having lighting, power points, radiator, stairs to split level accommodation and doors off.

Bedroom Three

11'10" x 10'0"

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

Bedroom Two

12'11" x 14'4"

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

Stairs to Ground Floor

Dining Room

15'6" x 11'0"

Having lighting, power points, underfloor heating, radiator, T.V. aerial, internet access point, uPVC double glazed windows onto the side elevation and doors leading through to the:

Storage Room

Having lighting, power points and housing a Worcester boiler.

Storage Room.

Having lighting, power points and water supply with plumbing for a washing machine.

Living Room

15'6" x 10'0"

Having lighting, power points, radiator, T.V. aerial, internet access point, cupboard housing the consumer unit and double glazed uPVC window to the front elevation.

Kitchen

12'11" x 10'0"

Comprising of wall, drawer and base units with worktops over, void for a fridge freezer, stainless steel sink and a half with drainer and mixer tap over, underfloor heating, island with built in five ring gas hob, stainless steel extractor fan, in-built double oven, power points, lighting, uPVC double glazed windows onto the rear elevation and a uPVC double glazed obscure door leading to the rear garden.

Downstairs Shower Room

Comprising lighting, under-floor heating, wall-mounted radiator, pedestal hand wash basin with mixer tap over, low flush W.C., walk-in shower enclosure with wall mounted shower, extractor fan and fully tiled walls.

Stairs to First Floor

Having a decorative uPVC double glazed window overlooking the side elevation.

Bedroom One

15'10" x 11'7"

Having lighting, power points, internet access point, uPVC double glazed window overlooking the front elevation with doors off into the:

Jack and Jill Bathroom

12'9" x 4'9"

Having under-floor heating, low flush W.C., obscure uPVC window to the rear elevation, wall hung hand wash basin with taps over, bathtub with stainless steel mixer tap over, wall mounted radiator, and fully tiled walls.

Bedroom Four

11'0" x 10'8"

Having lighting, power points, radiator, large uPVC double glazed window overlooking the rear elevation, and T.V. aerial point.

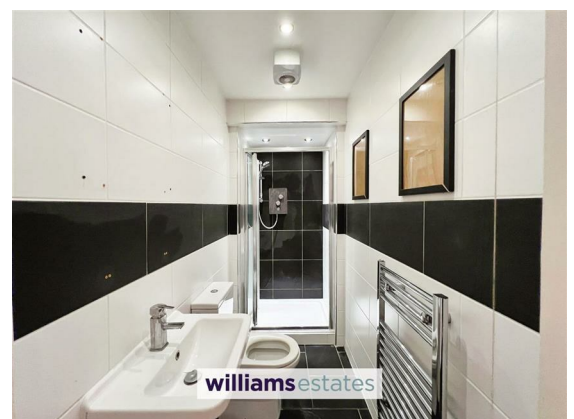
Outside

To the front, the property is approached via concrete steps which lead up to the accommodation. There is a paved area to the front.


The rear garden has a large patio area ideal for outdoor alfresco dining and is bound by timber fencing enjoying a sunny aspect.

Directions

Proceed from the Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyfryn continuing along to the traffic lights and turn right onto the High Street. Proceed up the High Street passing the church on the left hand side and take the next right turning onto Maes Y Groes.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.