

6 Bed Detached In Parc Aberconwy , Prestatyn, LL19 9HE

£450,000



SHORT DESCRIPTION

Property Ref: 16047 We are pleased to present a large family house located in Upper Prestatyn, that was originally a 4 bedroom house. The property has large front and rear gardens with established fruit and ornamental trees. There are sea views from the rear garden and bedroom. The entrance hallway leads to a good sized kitchen, downstairs toilet, lounge and dining room. The stairs to the first floor leads to a landing and four good sized bedrooms. There is a large family bathroom with electric shower over bath and ensuite to the master bedroom with power shower. The front entrance hallway also has step access to the double garage which has been converted to a bedroom, kitchen & living area (with two velux windows), wetroom with electric shower and toilet. There is a small office in the roof space of the double garage with natural light from a velux window. The house has been extended to the rear with access from the dining room. This single-storey building has space for a double bed and wardrobe. There is a wetroom with walk in electric shower and Closomat toilet. Wheelchair ramped access to the rear entrance. There is a driveway for parking for three cars and outside hot and cold taps. Property Type: Detached Full selling price: £450000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: F EPC rating: C. Outside Space: Front Garden, Rear Garden, Patio Parking: Driveway Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

6

Bed Room(s)

4

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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