



BRYN SIRIOL, Hillside, Prestatyn, Denbighshire LL19 9PW

PETER LARGE

The Plum Collection



BRYN SIRIOL
HILLSIDE
PRESTATYN
DENBIGHSHIRE
LL19 9PW

Situated on the hillside overlooking Prestatyn is this individually designed four bedroom detached house with outstanding panoramic views.

19 Meliden Road, Prestatyn, Denbighshire LL19 9SD
19 Clwyd Street, Rhyl, Denbighshire LL18 3LA
45-47 Market Street, Abergele, Conwy LL22 7AF

Residential

t. 01745 888100
t. 01745 334411
t. 01745 825511

prestatyn@peterlarge.com
rhyl@peterlarge.com
abergele@peterlarge.com

DESCRIPTION The name 'Bryn Siriol' translates to 'Pleasant Hill' and this very individual detached family residence certainly lives up to its name occupying an elevated position and stands on the upper part of the Prestatyn Hillside in an area of outstanding natural beauty. It enjoys far reaching panoramic views looking over Prestatyn towards the coast, Rhyl, Llandudno and on a fine day Blackpool tower and the Cumbrian Hills can also be seen. Standing in approximately 1.5 acres with much of the land being naturally cultivated with many mature shrubs and plants which include Ash, Sycamore and Cherry. The property offers four double bedrooms, two reception rooms, kitchen, entrance conservatory and two bathrooms with oil fired central heating and double glazing. It is approached over a shared lane with two other properties.

The town of Prestatyn with its retail park and busy High Street are only a few minutes drive away. There is a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester. Prestatyn offers is a champion links golf course, main line railway station and stretches of award winning beaches. Chester is approximately 30 miles with Liverpool airport being approximately 50 miles and Manchester airport about 58 miles.

uPVC double glazed 'French' doors into

ENTRANCE CONSERVATORY With double glazed windows enjoying an outlook over the garden and coastline, tiled floor, tongue and groove panelled walls to dado height, woodblock worktop and breakfast bar, plumbing for automatic washing machine, space for fridge freezer and useful cloaks cupboard. Timber and glazed door into:-

KITCHEN Having a range of white fronted base cupboards and drawers with timber worktop surface, matching wall units, single drainer one and a quarter bowl sink with mixer tap over, void for cooking Range with timber mantel over, power points, part tiled walls, plumbing installed for dishwasher, tiled floor, radiator, space for an 'American' style fridge freezer, double glazed windows to front and side elevation enjoying the stunning views over Prestatyn town towards the coast.

DINING ROOM Having a double glazed picture window to the front elevation taking full advantage of the panoramic views, Oak flooring, radiator and power points.

STUDY/BEDROOM FOUR With a double glazed window to the rear elevation, Oak flooring, radiator and power points.

LOUNGE Having a feature cast iron multi fuel stove on a tiled hearth, double glazed picture window with fabulous views over Prestatyn, continuation of the Oak flooring, timber and glazed door into:-

VESTIBULE With a terrazzo tiled floor, radiator, windows to front and access to the garden.

From the Dining Room access to:-

INNER HALL With Oak flooring, power points, dado rail, double panelled radiator, storage cupboard.

GROUND FLOOR BATHROOM Having a three piece suite in white comprising panelled jacuzzi style bath with shower over and splash screen, pedestal wash hand basin, low flush w.c., Oak flooring, radiator, fully tiled walls and a obscure glazed window.

From the Inner Hall there is a open tread Oak staircase rising up to the First Floor Accommodation and Landing with continuation of the Oak flooring, power points, dado rail, airing cupboard, feature arch window to the rear elevation, 'Velux' style window allowing in natural light.

BEDROOM ONE Having Oak flooring, double glazed picture window enjoying the breathtaking panoramic views, radiator, power points, sliding patio doors lead to the **BALCONY** with wrought iron balustrade where the views can be enjoyed.

BEDROOM TWO Having Oak flooring, fitted wardrobes with sliding doors, radiator, power points, large picture window with fabulous views over the town and coastline, three further double glazed windows taking full advantage of the stunning outlook.

BEDROOM THREE Having a double glazed window to the rear elevation, radiator, power points, oak flooring, step down into **DRESSING ROOM** with a range of fitted wardrobes having mirror fronted sliding doors, oak flooring and window to the side elevation.

FAMILY BATHROOM Having a bath with shower over and splash screen, wash hand set into vanity unit, low flush w.c., radiator, part tiled walls, heated towel rail, Oak flooring and a double glazed window to the rear elevation.

OUTSIDE The property stands in approximately 1.5 acres and is approached over a private lane to a parking area for several vehicles and a **DETACHED GARAGE** with a remote controlled door with **OFFICE** space to the first floor. A pedestrian gate with steps and pathways lead up to the front entrance with the landscaped front garden having an array of manicured shrubs and privet hedging. There is a side block paved patios take full advantage of the breathtaking panoramic views, having a ornamental fish pond and further patio with useful outside **GARDEN STORES**, tiered lawned gardens and a Greenhouse are encompassed by almost self-maintaining natural woodland which are matured and form part of the edge of the Conservation area of the well-known Bishopswood and offers various trees such as Sycamore, Ash and Cherry. This area can also be accessed via a five bar gate from the parking area.

SERVICES Mains electric and water are believed available or connected to the property with oil fired heating and drainage by way of septic tank. All services and appliances are not tested by the Selling Agent.

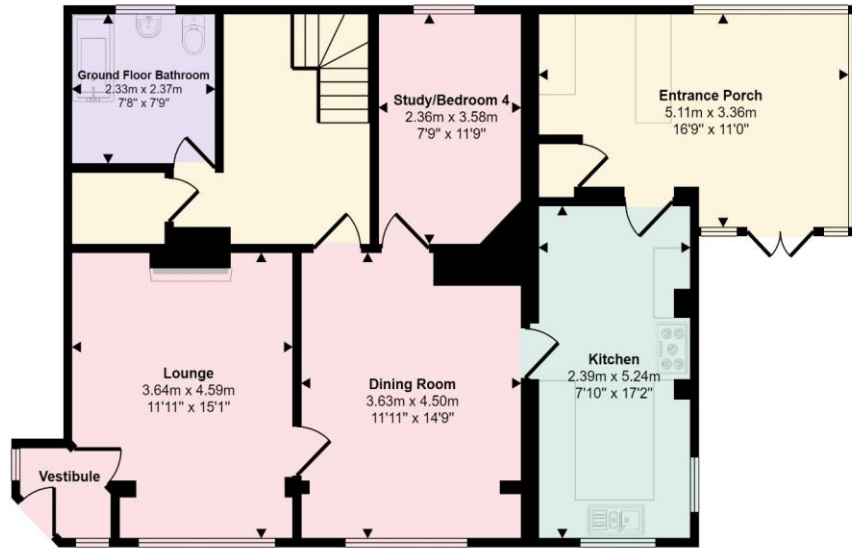
DIRECTIONS From the Prestatyn office turn right onto Meliden Road and at the traffic lights turn right onto Fforddlas and at the top of the road bear right and turn first left onto the Hillside, the road bears round to the left, then right with the entrance to the private road found on the right hand side, the property will be found at the far end.

TENURE – Freehold

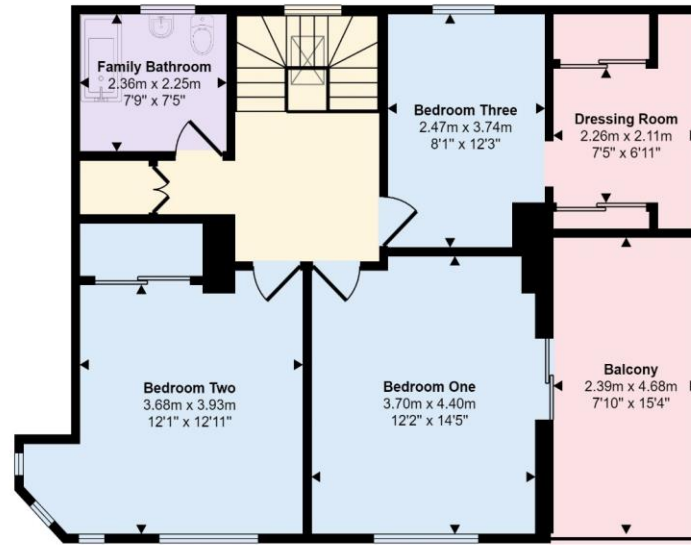
COUNCIL TAX BAND – G

EPC – D

Approx Gross Internal Area
164 sq m / 1768 sq ft



Ground Floor
Approx 94 sq m / 1008 sq ft



First Floor
Approx 71 sq m / 760 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



CONSUMER PROTECTION REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008

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