



45 LINDEN WALK, Prestatyn, Denbighshire LL19 8EE

PETER LARGE
The Plum Collection



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PRESTATYN
DENBIGHSHIRE
LL19 8EE

A substantial detached house which has been lovingly restored and extended by the current owners.

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Residential

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DESCRIPTION This substantial four bedroom detached house has been lovingly restored and extended by the current owner to provide a spacious family home of high standards throughout. The accommodation briefly affords Reception Hall, Sitting Room, spacious Lounge/Diner, Kitchen/Family Room with underfloor heating, Utility & cloakroom. To the first floor there are four double bedrooms, a luxury bathroom, the master bedroom has an ensuite, bedrooms two and three have a 'Jack & Jill' ensuite facility. The property has recently been upgraded internally with oak doors, surrounds and skirting throughout and externally with oak fascia boards and new guttering. The property stands in manicured landscaped gardens with a remote control gate to a driveway which leads to a detached Double Garage with a remote control door.

The A55 expressway and main town of Prestatyn with its retail park and busy High Street are both only a few minutes walk away. There is also a selection of senior and primary schools within a five mile radius and public schools in Denbigh, Colwyn Bay, Llandudno and Chester. In Prestatyn there 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.

OAK VERANDAH With a quarry tiled floor and inset lighting, composite Entrance Door into;-

RECEPTION HALL With a Victorian style bespoke tile and wood floor, useful under stairs storage area, power points and coved ceiling.

SITTING ROOM Having a feature brick chimney breast with oak hearth housing a mains gas cast iron stove, oak flooring, coved ceiling, power points, uPVC double glazed bay window to the front elevation enjoying views over the town and towards the coast and a further window to the side elevation.

LOUNGE WITH DINING AREA Having a continuation of the Oak flooring with inset uplighting, feature cast iron electric stove set into a brick chimney breast and Oak hearth, coved ceiling, inset spotlighting to ceiling, two double glazed bay windows to the side elevation and power points.

KITCHEN/FAMILY ROOM Having an extensive range of sage green cupboards and drawers, matching wall units with some open shelving and glass fronted china display cabinets. Integrated dishwasher, fridge and freezer with matching front decor panel, power points, windows to the side elevation with oak sills overlooking the patio with a sea view, double 'Belfast' style enamel sink set into granite worktop. A feature brick chimney breast with large oak beam over which has space to house a range style cooker, exposed brick walls to part, tiled floor with underfloor heating, feature central island with bottle storage feature and integrated wine cooler. To the family room area there is a new Clearview multi fuel cast iron stove, a uPVC door gives access to the side patio.

UTILITY ROOM Having a 'Worcester' electric Heat pump serving the domestic hot water and heating system with water cylinder, plumbing for automatic washing machine, space for tumble dryer, worktop surface, power points, inset spotlighting and tiled floor.

CLOAKROOM Having a low flush w.c., wall mounted wash hand basin, fully tiled walls with complimentary tiled floor and an obscure glazed window.

Staircase from the Reception Hall with oak balustrade leads to the First Floor Accommodation and **LANDING** with lead effect double glazed windows to the side and front elevation and a feature porthole style window to the front, radiators, inset spotlighting and power points.

MASTER BEDROOM Having a bespoke fitted wardrobe, bespoke white wooden shutters, power points, radiator, uPVC double glazed windows to front and side elevations enjoying the breathtaking panoramic views towards the coast.

MASTER ENSUITE WET ROOM Having a luxury three piece suite comprising shower area, pedestal wash hand basin with fitted mirrored demister cabinet over, low flush w.c., extractor fan, chrome heated towel rail, fully tiled walls with complimentary floor tiles and under floor heating, inset spotlighting and a 'Velux' style window allowing in natural light.

BEDROOM TWO Having a double glazed window to the side elevation with bespoke white wooden shutters, radiator, extractor fan and power points. Access to:-

JACK & JILL ENSUITE Having a three piece suite comprising shower cubicle, wall mounted wash hand basin , low flush w.c., fully tiled walls and tiled floor with underfloor heating, chrome heated towel rail, obscure glazed window and extractor fan.

BEDROOM THREE (currently used as a home office) With a double glazed window to the side elevation enjoying the superb coastal views, radiator and power points. Access to the 'Jack & Jill' ensuite.

BEDROOM FOUR Having a double glazed window to the side elevation with bespoke white wooden shutters, radiator, power points and walk-in wardrobe/storage cupboard with shelving.

LUXURY FAMILY BATHROOM Having a four piece suite comprising free standing roll top claw foot bath, high level w.c., pedestal wash hand basin, shower area, Victorian style radiator with towel rail, fully tiled walls, complimentary floor tiles with underfloor heating, obscure glazed window and inset spotlighting.

OUTSIDE A remote controlled, hard wood sliding gate gives access onto a cobbled driveway providing ample off road parking and access to a **DETACHED DOUBLE GARAGE** with remote control door. Steps lead up to a manicured landscaped garden with a paved patio area surrounded by borders containing a variety of plants of interest providing all year round colour. To the front of the property is a large lawn with established trees and shrubs with pedestrian gate access and pathway leading to the front entrance with a further lawn and raised corner flower bed to the side elevation.

SERVICES Mains electric, gas and drainage are believed available or connected to the property with water by way of a meter. All services and appliances are not tested by the Selling Agent.

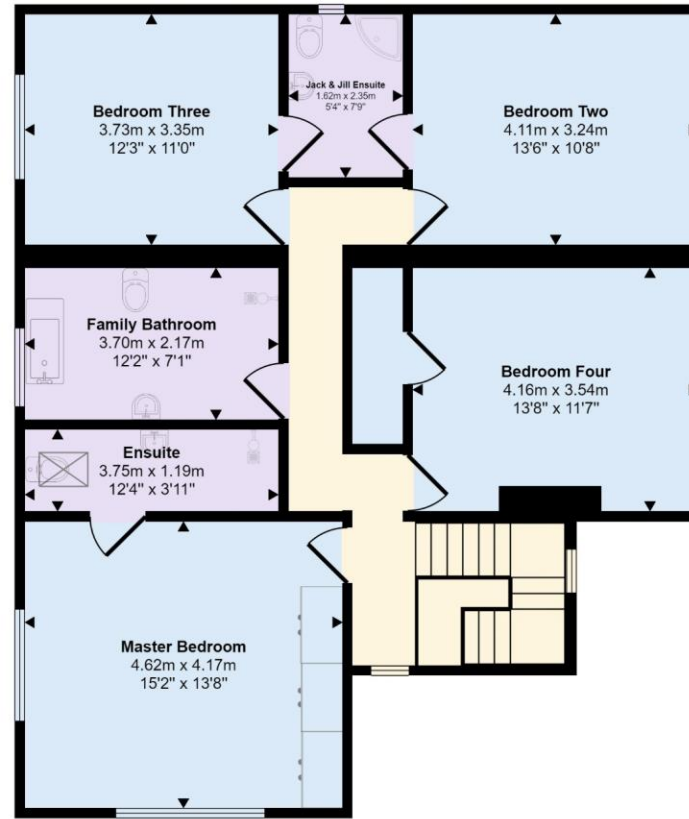
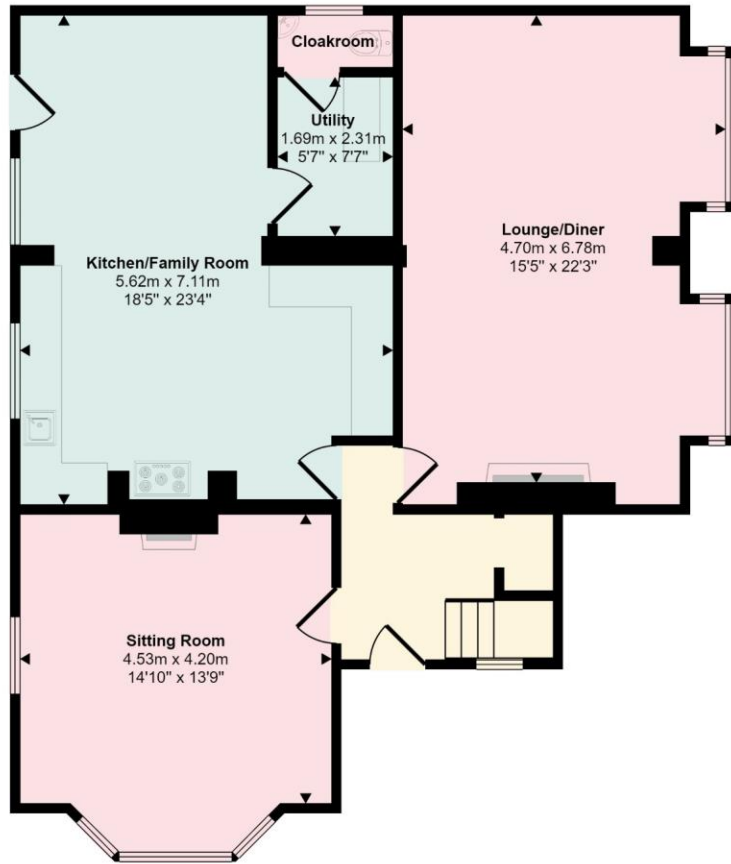
DIRECTIONS From the Prestatyn office turn right onto Meliden Road and proceed lights onto Gronant Road take the third right turning onto Linden Walk and the proper immediately on the corner of Linden Drive.

TENURE - Freehold

COUNCIL TAX BAND - G

EPC - D

Approx Gross Internal Area
197 sq m / 2125 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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