

## 44 Calthorpe Drive, Prestatyn, Denbighshire LL19 9RG

£300,000

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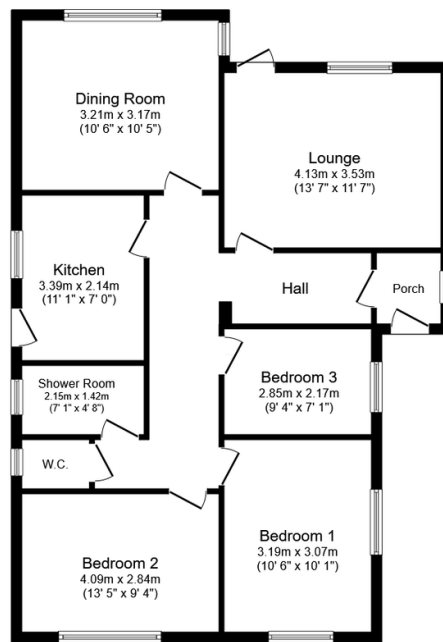


This delightful, well proportioned detached bungalow stands in a sought after location within Upper Prestatyn. Having a good sized lounge, dining room (or fourth bedroom) fitted kitchen, shower room and three good size bedrooms. The property enjoys gas fired heating, double glazing and a garage with enclosed rear garden and coastal views.

**DIRECTIONS** From the Prestatyn office turn left onto Meliden Road, over the mini roundabout and take the third left onto The Avenue, Woodland Park. Take the first turning onto Calthorpe Drive, follow the road round and the property will be found on the right hand side.

## Key Features

- PARTIAL COASTAL VIEWS
- NO FORWARD CHAIN
- DRIVEWAY & GARAGE
- LOUNGE & SEPARATE DINING ROOM
- ENCLOSED REAR GARDEN
- DETACHED BUNGALOW
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- FREEHOLD
- COUNCIL TAX - E EPC - tbc



Floor Plan

Floor area 93.9 sq.m. (1,011 sq.ft.)

Total floor area: 93.9 sq.m. (1,011 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)