



SASS & CO



Well-Presented Throughout

Three Bedrooms

Rear Courtyard

Traditional Family Home

Two Reception Rooms

Off-Street Parking



Victoria Road, Prestatyn

£182,500

PROPERTY DESCRIPTION:

Sass & Co Independent Estate Agents are delighted to offer for sale this traditional style three-bedroomed family home located on the well-known Victoria Road in Prestatyn, conveniently positioned for shopping, schooling, leisure facilities and train station. The property is well-presented throughout and has been well-maintained and greatly improved by its' current owners. The rooms are of generous proportions and offer versatility with additional potential in the attic space. (subject to any necessary planning consents). The property briefly comprises:- two good sized reception rooms, fitted kitchen and utility/ store room. To the first floor there are two double bedrooms along with a single bedroom and generous bathroom. There is a further staircase leading to the attic room. Outside there is a pretty courtyard with small outbuilding and parking is available to the rear.

The Agents Highly Recommend Viewing to Appreciate

UPVC door with inset glazed panels, opens into...

ENTRANCE PORCH

With further glazed door opening into....

RECEPTION HALLWAY

Traditional style hallway having stairs rising off to first floor, under-stairs cupboard, laminate flooring and giving access to ground floor rooms

LOUNGE 13' 6" x 12' 6" (4.125m x 3.817m)

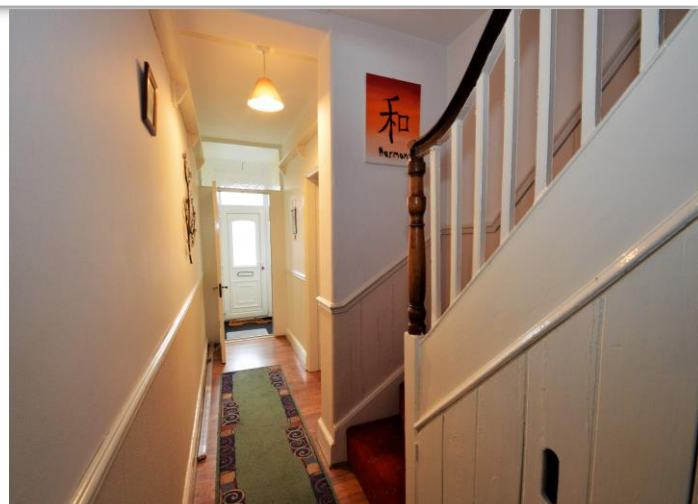
Lovely bright room to the front of the property - having wooden fireplace with inset gas fire, TV aerial point, sash-style UPVC window to the front elevation, fitted radiator and laminate flooring

DINING ROOM 12' 6" x 11' 4" (3.814m x 3.459m)

Currently utilised as an additional reception room - having fitted fireplace with space for a fire, built-in cupboards, door opening into part-glazed rear porch with further door leading into the courtyard. Decorative windows, fitted radiator and laminate flooring.

KITCHEN 12' 11" x 8' 11" (3.945m x 2.719m)

Fitted with a range of base, drawer and wall units with complementary work-surfaces over with inset sink unit and induction hob with extractor over. Integrated dishwasher and built-in single oven. Exposed brick to one wall with inset fireplace housing the multi-fuel burner, tiling to walls and flooring, UPVC window and UPVC door opening into ...



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01352 87 62 62





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INNER HALLWAY

Providing useful coat and shoe storage and having door leading into a utility room and a further door leading outside.

UTILITY ROOM 8' 11" x 8' 5" (2.712m x 2.573m)

Offering a useful utility/ storage area and having fitted base units with sink unit over, plumbing and space for white goods, double glazed large picture window to one wall and polycarbonate roof.

FIRST FLOOR LANDING

Having open balustrade galleried landing giving access to bedrooms and bathroom, further staircase rising off to the attic room

BEDROOM ONE 12' 8" x 11' 4" (3.849m x 3.464m)

Located to the rear of the property and having sash-style UPVC window overlooking the courtyard, fitted radiator and laminate flooring

BEDROOM TWO 12' 7" x 10' 6" (3.828m x 3.2m)

Located to the front of the property and having sash-style window, built-in cupboard, fitted radiator and laminate flooring

BEDROOM THREE 8' 9" x 6' 8" (2.67m x 2.032m)

Having UPVC window and fitted radiator

ATTIC SPACE

Accessed via a staircase from the first floor, this room offers additional useful storage and subject to any necessary planning permissions, has the potential for other uses

BATHROOM 11' 8" x 7' 8" (3.55m x 2.341m)

Bright and spacious family bathroom - fitted with a large walk-in shower cubicle with glazed screens, pedestal wash hand basin, low flush W.C. and bidet. There is a useful range of built-in storage to one wall, heated towel rail, tiling to walls, UPVC sash-style window and cushioned flooring.

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OUTSIDE

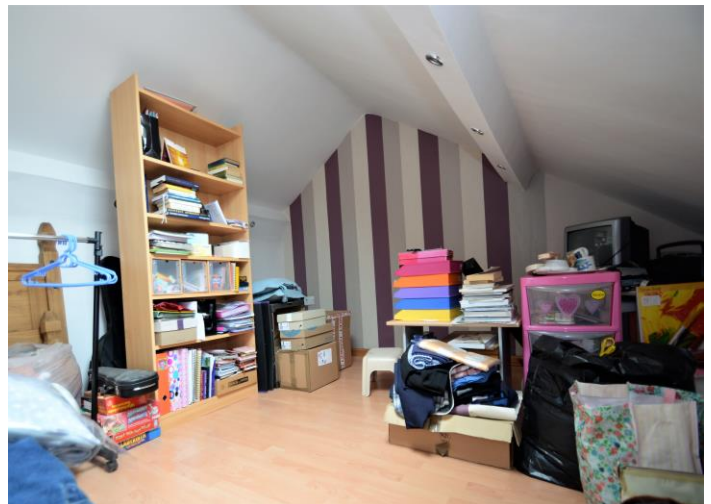
To the front of the property there is a small cottage style garden with dwarf walling to the perimeter. To the rear there is a walled courtyard ideal for sitting and relaxing. there is a useful outbuilding for storage and a personal gate leading to the rear off-street allocated parking space

EPC RATING

COUNCIL TAX BAND

VIEWING ARRANGEMENTS

Strictly by appointment only. Please call **01352 876262** or **07809 243 242**.



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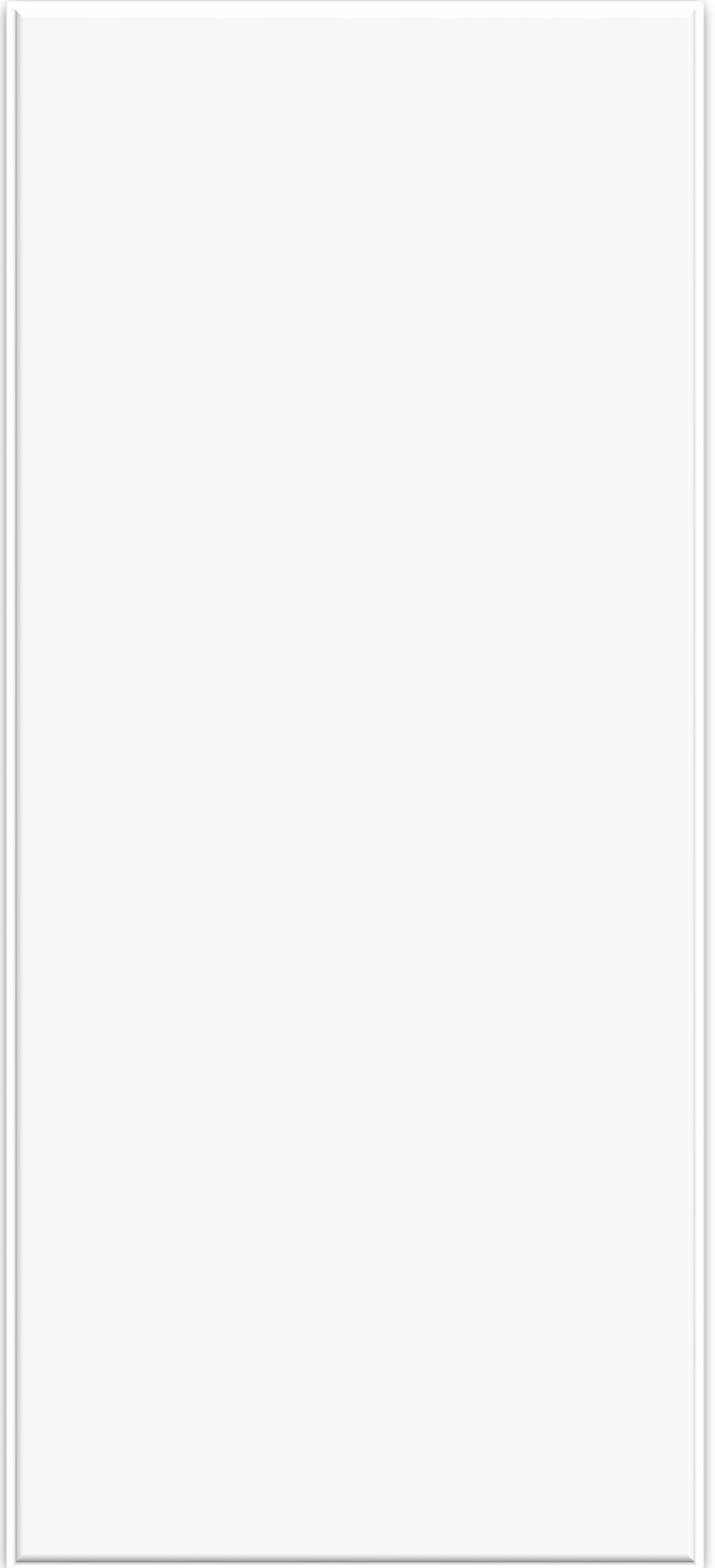
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Brick Kiln Bach, Pen-Y-Cefn,
Caerwys, Flintshire, CH7 5BN
Registered in England & Wales 2666218
VAT Number 560 0356 73



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IMPORTANT: We would like to inform prospective purchasers that these sale details have been prepared as a guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied on for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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