



**174 Victoria Road, Prestatyn,  
Denbighshire, LL19 7UF**

**£159,950**

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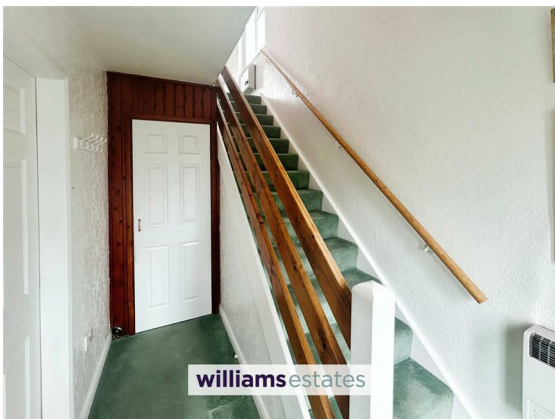
**EPC - C74 Council Tax Band - C Tenure - Freehold**



# Victoria Road, Prestatyn

## 3 Bedrooms - House - Semi-Detached

Available with No Onward Chain. Being ideal for a first time buyer or a family home, comprising three bedrooms, living room, dining area, kitchen and bathroom with added benefits of uPVC double glazing, off-road parking, enclosed rear garden and within close proximity of all local amenities. Internal viewing is highly recommended to fully appreciate everything this semi-detached house has to offer! EPC Rating C74.



### Accommodation

via a uPVC obscure front door, leading into the;

### Entrance Hallway

Having lighting, radiator, wall mounted heater, power point, W.C., stairs to the first floor landing and door off.

### Downstairs W.C.

4'11" x 5'11" (1.50 x 1.80)

Having lighting, low flush W.C., pedestal hand basin with tap over, and double glazed window overlooking the side elevation.

### Open-plan Living / Dining Room

23'4" x 10'6" (7.11 x 3.20)

### Living Room

Having lighting, power points, radiator, T.V. aerial point, internet access point, electric fire, uPVC double glazed window onto the front elevation and an opening off into the;

### Dining Area

Having ample space for dining, lighting, power points, radiator, and a uPVC window overlooking the rear elevation.

### Kitchen

11'2" x 7'10" (3.40 x 2.39)

Having lighting, power point, wall, drawer and base units with worktops over, double glazed uPVC window to the side elevation, ideal boiler, washing machine, four ring gas hob oven with extractor fan over, freestanding fridge freezer, and a double glazed uPVC obscure door to the rear elevation.

### Stairs to First Floor Landing

### First Floor Landing

Having lighting, power point, double glazed uPVC window to the side elevation, wall mounted heater, and a spacious airing cupboard.



### Bedroom One

10'6" x 12'6" (3.20 x 3.81)

Having lighting, power point, radiator, and double glazed uPVC window overlooking the front elevation.

### Bedroom Two

10'6" x 10'6" (3.20 x 3.20)

Having lighting, power point, radiator, and double glazed window overlooking the rear elevation.

### Bedroom Three

7'3" x 7'10" (2.21 x 2.39)

Having lighting, power point, and uPVC double glazed window overlooking the rear elevation.

### Shower Room

5'7" x 8'6" (1.70 x 2.59)

Having lighting, partially tiled walls, tiled floor, a pedestal hand basin with taps over, low flush W.C., uPVC obscure double glazed window to the front elevation, walk-in double shower enclosure with wall mounted electric shower, and a loft access hatch.

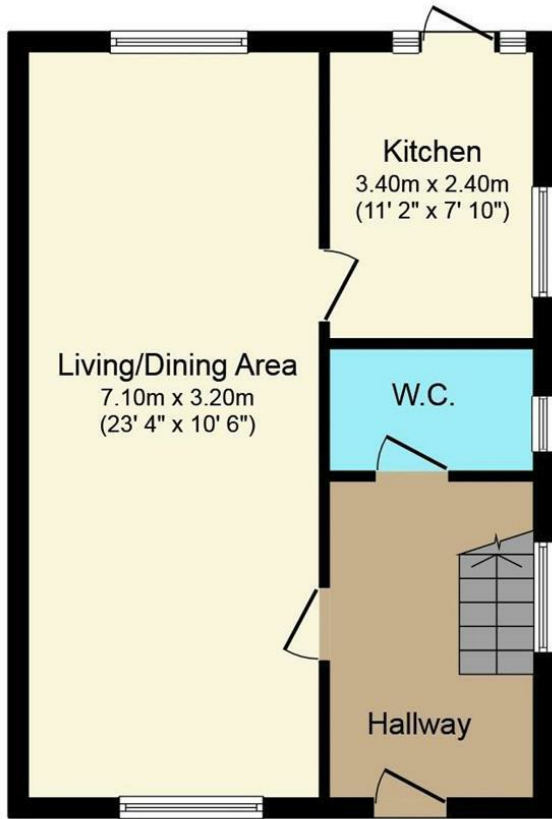
### Outside

The property is approached via a concrete driveway and there is ample space for off road parking. The garden to the front is mainly laid to lawn for ease of maintenance. A pathway to the side of the property leads to the rear garden which is mainly laid to lawn and is bound by fencing. An outside timber store can also be found.

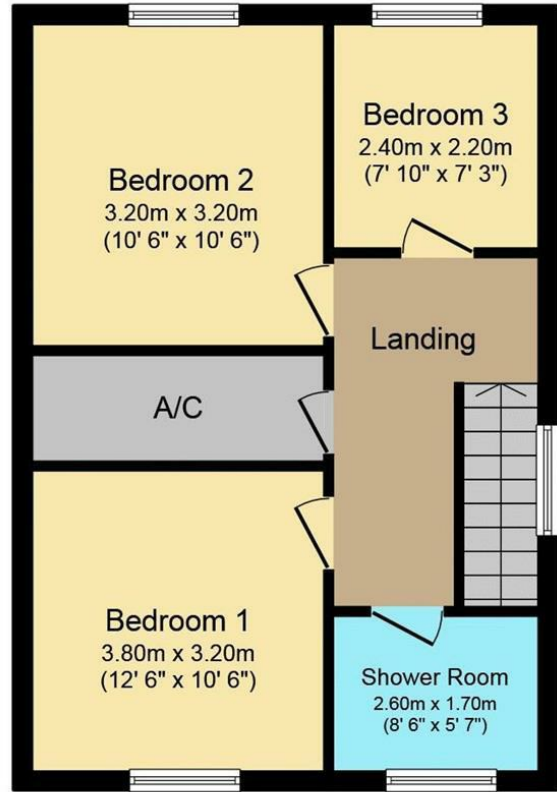
### Directions

Proceed from the Prestatyn left onto the roundabout taking the second exit off, continue along and over the railway bridge, take a left at the crossroads onto Victoria Road. Continue along and the property can be found on the right hand side.





**Ground Floor**



**First Floor**

Total floor area 87.0 m<sup>2</sup> (937 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.