



**23 Berwyn Crescent, Prestatyn,
Denbighshire, LL19 7UL**

£245,000

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EPC - D63

Council Tax Band - C

Tenure - Freehold

Berwyn Crescent, Prestatyn

3 Bedrooms - Bungalow - Detached

Available with No Onward Chain! Situated just a five-minute walk to the picturesque beaches of Prestatyn sits this Extended Three Bedroom Detached Bungalow. Occupying a great sized plot within a quiet position, with bus stops, shops and eateries all within reach. Offering spacious accommodation and plenty of natural light throughout, the property boasts potential. EPC Rating : D63.



Accommodation

Via a uPVC double glazed decorative front door leading into the ;

Entrance Hall

Having lighting, radiator and doors off into further accommodation.

Dining Room

11'9" x 9'7" (3.58 x 2.92)

Having lighting, power points, radiator, a uPVC double glazed window to the side and an opening into the ;

Living Room

15'0" x 9'10" (4.57 x 3.00)

Having lighting, power points, feature fire with hearth and surround, radiator, uPVC double glazed window to the rear garden and sliding patio doors into the ;

Conservatory

9'7" x 8'9" (2.92 x 2.67)

Being uPVC double glazed, having lighting, power points and doors providing access to the rear garden.

Kitchen

11'2" x 8'11" (3.40 x 2.72)

Comprising wall, drawer and base units with complementary worktops over, void for electric cooker with extractor hood above, bowl and a half stainless steel sink with mixer tap over, wall mounted central heating boiler, void for tall standing fridge freezer, tiled splash backs, a uPVC double glazed window to the side and a timber framed door providing access into the ;

Utility

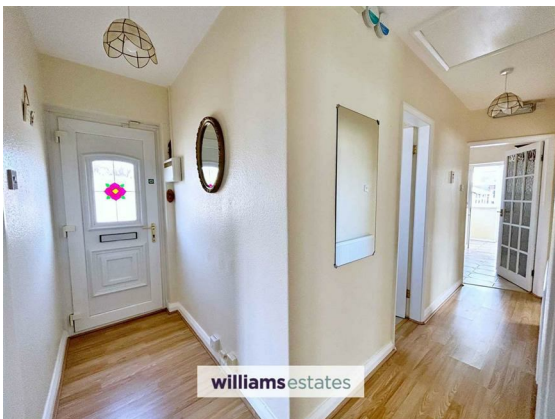
7'5" x 4'4" (2.26 x 1.32)

Having void and plumbing for washing machine, storage cupboard, uPVC double glazed windows and a uPVC double glazed door leading to the rear garden.

Bedroom One

16'8" x 10'8" (5.08 x 3.25)

Comprising lighting, power points, radiator, fitted wardrobes and matching dresser and a uPVC double glazed box bay window to the front.



Bedroom Two

10'9" x 7'11" (3.28 x 2.41)

Having lighting, power points, radiator and a uPVC double glazed window to the front.

Bedroom Three

9'7" x 7'5" (2.92 x 2.26)

Having lighting, power points, radiator and a uPVC double glazed obscure window to the side.

Shower Room

8'0" x 5'7" (2.44 x 1.70)

Fitted with a walk-in shower enclosure with wall mounted shower, pedestal hand wash basin, low flush WC, fitted vanity units, chrome heated towel rail, tiled walls, in-set spotlights and a uPVC double glazed obscure window to the side.

Outside

The property is approached via bricklaid driveway providing ample off street parking. To the front the property benefits from a low maintenance front garden being laid entirely with stone chippings ideal for placing planters.

The bricklaid driveway then stretches the entire way down the property and to the detached garage and rear garden.

The rear garden is full of plants, flowers and shrubs with paved patio areas and also enjoying a small lawn. Housing a greenhouse and an array of planters.

Directions

proceed from Prestatyn office left to the roundabout and take the right turning onto Ffordd Pendyffryn. Continue along passing the bus station on the left and continue over the railway bridge to the traffic lights. Turn left at the lights onto Victoria Road and continue along for approximately 0.5 miles and turn right onto Berwyn Crescent and immediately take the left turn and then the right turning. Number 23 can be found on your right hand side, by way of our For Sale Board.





Floor Plan

Floor area 96.2 sq.m.
(1,035 sq.ft.) approx

Total floor area 96.2 sq.m. (1,035 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.