



**109 Victoria Road West, Prestatyn,
Denbighshire, LL19 7DS**

£250,000

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EPC - D67

Council Tax Band - D

Tenure - Freehold

Victoria Road West, Prestatyn

3 Bedrooms - Bungalow - Detached

Virtual Tour Available!!- Williams Estates are delighted to bring to the market this beautifully presented three bedroom detached bungalow. Situated just off the coast road this property is ideally located on all bus routes, close to the sea promenade and within walking distance from Prestatyn Town centre. The property affords three bedrooms one of which comprising an en-suite, living room, shower room and open plan kitchen diner. The garden is south facing and enjoys a sunny aspect. To appreciate all this bungalow has to offer, viewing is highly recommended.



Accommodation

via a uPVC double glazed patio door leading into the;

Entrance Porch

A good size porch having a timber framed obscure door with obscure panelling adjacent leading into;

Entrance Hallway

Having telephone point, lighting, radiator and doors off to further accommodation.

Bedroom One

14'1" x 9'6" (4.29 x 2.90)

A good size room, comprising fitted wardrobes one of which housing a W.C and wall-mounted hand wash basin. The bedroom has lighting, power points, radiator and a uPVC window to the front elevation.

En-Suite

3'10" x 3'1" (1.17 x 0.94)

Comprising a low flush W.C., wall-mounted hand wash basin and lighting.

Bedroom Two

10'8" x 12'7" (3.25 x 3.84)

Having lighting, power point, radiator and a uPVC window to the side elevation and a timber framed window to the conservatory.

Bedroom Three

8'0" x 10'10" (2.44 x 3.30)

Having lighting, power points, radiator, telephone point and uPVC double glazed window to the side elevation.

Shower Room

7'6" x 8'1" (2.29 x 2.46)

Comprising a low flush W.C., in-vanity hand wash basin with built in storage cupboard, walk-in shower enclosure with wall mounted shower, loft access hatch, lighting, heated towel rail, extractor fan, airing cupboard and uPVC double glazed obscure window to the side elevation.



Storage Cupboard

2'5" x 2'4" (0.74 x 0.71)

Located off the entrance hallway and ideal space for coat hanging and storage.

Living Room

17'10" x 11'3" (5.44 x 3.43)

A light and airy room having in-built electric fire with surround and hearth, telephone point, t.v. aerial point, power points, two radiators and a uPVC double glazed window to the front elevation.

Open Plan Kitchen/Diner

Kitchen

14'2" x 10'11" (4.32 x 3.33 (4.31 x 3.32))

A modern kitchen comprising wall, drawer and base units with complementary work tops over, sink and drainer with taps over, void for fridge/freezer, inbuilt oven, induction hob with stainless steel extractor hood over, inbuilt dishwasher, inbuilt washing machine, power points, lighting, radiator, tiled flooring and a uPVC double glazed window to the side elevation.

Conservatory

7'10" x 25'3" (2.39 x 7.70)

Welcoming plenty of natural light, having space for dining, radiator, power points, t.v. aerial point, uPVC double glazed windows surrounding and uPVC double glazed patio doors giving access to the rear.

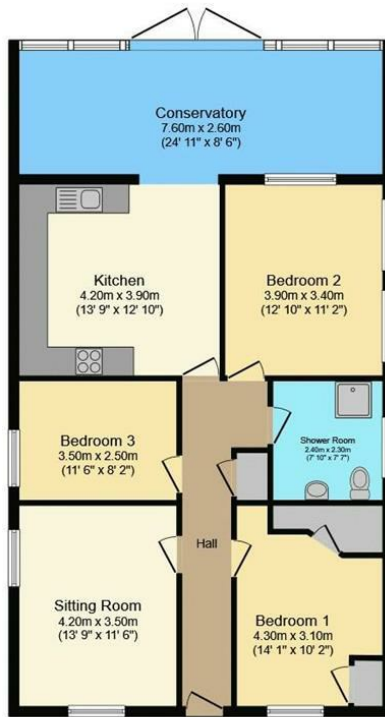
Outside

The property is approached via paved driveway which offers space for off-road parking. To the front the property is bound by a low bearing wall, bushes and shrubs offering privacy from the road. To the rear the garden is paved for ease of low maintenance enjoying a sunny aspect perfect for al-fresco dining.

Directions

Proceed from our Prestatyn office to the mini roundabout opposite Aldi and continue down the hill, over the railway bridge and to the traffic lights. Turn left and continue along the coast road, passing the Ffrith Festival Gardens. Follow the road into Victoria Road West, turning left onto the service road and the property can be found on the left hand side by way of a For Sale Board .





Floor Plan

Floor area 104.1 sq.m. (1,121 sq.ft.) approx

Total floor area 104.1 sq.m. (1,121 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		81
(69-80) C	67	
(55-68) D		
(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.