



**39 Linden Walk, Prestatyn,  
Denbighshire, LL19 9EE**

**£260,000**

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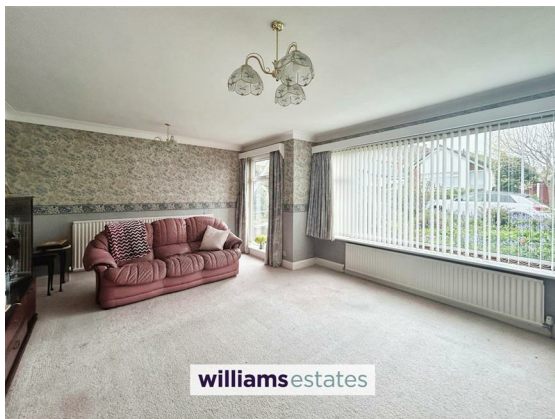
**EPC - D56 Council Tax Band - E Tenure - Freehold**



# Linden Walk, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Available With No Chain and Vacant Possession! This two bedroom link-detached bungalow located in the sought after location of Upper Prestatyn is a must see. The bungalow has masses amount of potential with its private large rear garden and desirable postcode. Linden Walk is nestled in Upper Prestatyn famed for its prestigious nature and speculator views but being within walking distance from the towns popular high-street which is home to many shops, cafes and restaurants. The accommodation itself comprises two bedrooms, kitchen, living room and bathroom. Viewing internally is highly recommended to see all this property has to offer. EPC Rating D56.



### Accommodation

via uPVC obscured double glazed door with panelling adjacent giving access to;

### Entrance Porch

Having lighting and timber framed glazed door providing access into;

### Hallway

A good size hall having, lighting, power, radiator, loft access hatch, cupboard housing consumer unit, two good size storage cupboards, uPVC window to the side elevation and doors off to further accommodation.

### Living Room

17'10" x 14'5" (5.44 x 4.39)

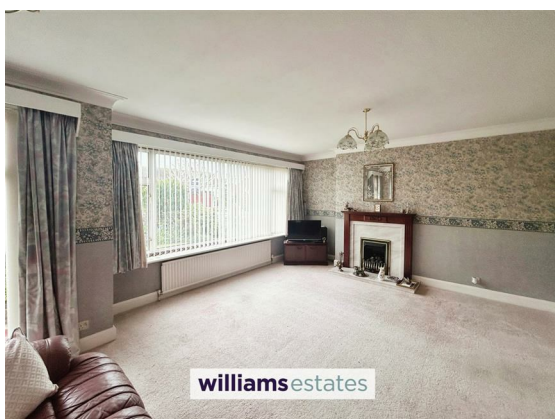
A good sized room with two large floor length uPVC windows to the front elevation letting in ample natural light, having power points, lighting, gas fire with marble effect surround and hearth, t.v. aerial power, radiator and space for dining.



### Kitchen

11'5" x 10'7" (3.48 x 3.23)

Comprising wall, drawer and base units with worktops over, void for free-standing fridge freezer, integrated oven with four-ring gas hob and extractor hood above, single drainer sink with mixer tap over, lighting, partially tiled walls, power points, space for dining, radiator, cupboard housing the boiler, void and plumbing for washing machine, window to the side elevation and timber framed single glazed door providing access to the rear.



### Bedroom One

14'10" x 10'10" (4.52 x 3.30)

A good sized room with fitted furniture including chest of drawers, dressing table, bedside cabinets and wardrobes. Having also lighting, power points, radiator and windows to the rear with views of the rear garden.

## Bedroom Two

10'10" x 11'3" (3.30 x 3.43)

Having lighting, power points, radiator and window to the rear showcasing views of the rear garden.

## Shower Room

8'10" x 5'6" (2.69 x 1.68)

Comprising a large walk-in shower enclosure with wall-mounted shower, low-flush W.C., vanity hand wash basin with mixer tap over, radiator, tiled walls, lighting, and two obscure glazed windows to the side elevation.

## Loft

Having lighting and power and the scope to be converted into an addition bedroom with full head height.

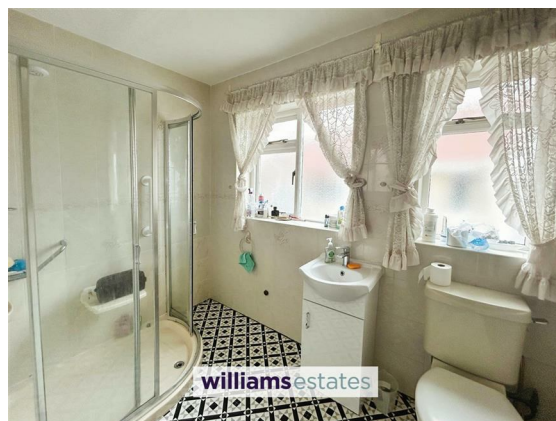
## Outside

The property is approached via driveway providing space for off-road parking being link-detached it also houses a garage, the front garden is laid to lawn with borders housing a variety of wild flowers and bushes providing privacy from the road.

To the rear the property has a large garden laid to lawn with pathways leading to each corner. The garden houses a summer house, access to the garage, pond and is bound by mature bushes. The paved area to the rear has enjoys a sunny aspect perfect for al-fresco dining.

## Directions

Proceed right from the Prestatyn office onto Gronant Road, take the third right onto Linden Walk and this property can be found on the left hand side.





### Floor Plan

Floor area 96.4 sq.m. (1,037 sq.ft.) approx

Total floor area 96.4 sq.m. (1,037 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	56	
(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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