



2 Talton Crescent, Prestatyn, Denbighshire, LL19 9HD

£325,000



EPC - D67

Council Tax Band - F

Tenure - Freehold

Talton Crescent, Prestatyn

2 Bedrooms - Bungalow - Detached

An opportunity to acquire this two bedroom detached bungalow in the sought after location of Upper Prestatyn. Having a large rear garden coupled with off-road parking this property is a must see. Upper Prestatyn is known for its prestigious reputation with outstanding views to the coast and short walk into the town centre offering local shops, bars and restaurants. To appreciate all the potential this bungalow has to offer viewing internally is highly recommended. EPC Rating D67.



Accommodation

via a uPVC double glazed decorative door leading into;

Entrance Porch

6'11" x 4'1" (2.11 x 1.24)

Comprising uPVC surrounding, timber framed decorative glazed window into the accommodation and timber framed decorative door leading into;

Entrance Hallway

Being of a good-size comprising lighting, power points, radiator, cupboard housing the electrics and doors off to further accommodation.

Living Room

19'7" x 13'11" (into bay) (5.97 x 4.24 (into bay))

Having lighting, power points, radiator, glazed decorative window to the side elevation, uPVC double glazed bay window to the front elevation and decorative panelling with matching dual doors providing access to the;

Sitting Room

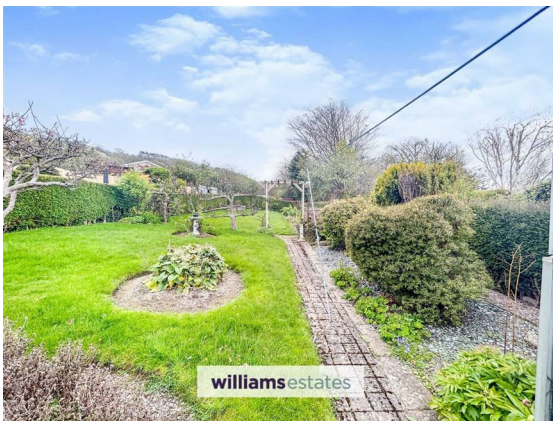
14'1" x 11'0" (4.29 x 3.35)

Having lighting, power points, radiator, uPVC double glazed windows to both sides of the property and uPVC sliding patio doors providing access to the rear.

Kitchen

14'6" x 12'5" (4.42 x 3.78)

Being L-shaped comprising wall, drawer and base units with complementary worktops over, void for electric cooker with extractor hood above, single drainer stainless steel sink with mixer tap over, void for free-standing fridge freezer, tiled splash backs, space for dining, uPVC double glazed window to the side and an opening into the utility room which in-turn provides access to the rear.



Utility Space

6'11" x 4'5" (2.11 x 1.35)

Having lighting, power points, wall-mounted boiler, void and plumbing for washing machine, sink with taps over and uPVC door proving access to the rear.



Bedroom One

15'7" x 14'7" (4.75 x 4.45)

Having fitted furniture, lighting, power points, radiator and uPVC bay window to the front elevation.

Bedroom Two

10'4" x 9'2" (3.15 x 2.79)

Having lighting, power points, radiator and uPVC double glazed bay window to the rear.



Shower Room

10'4" x 5'10" (3.15 x 1.78)

Comprising vanity hand wash basin, tiling to half level, walk-in double shower enclosure with wall mounted shower, radiator, extractor fan, storage cupboard and uPVC obscured window to the side elevation.

Separate W.C.

6'11" x 3'0" (2.11 x 0.91)

Comprising low flush W.C., tiling to half level, loft access half, lighting and uPVC double glazed window to the side elevation.

Outside

The property is approached via a paved driveway with gravelled sections, laid-to-lawn areas, and borders of seasonal flowers.

To the rear the property is home to a large garden. Being mainly laid-to-lawn, bound by mature bushes and having patio areas ideal for al-fresco dining.

Directions

From the Prestatyn office bear right onto Gronant Road, turn right into Bryn Newydd, bear left onto East Avenue and continue onto Talton Crescent where the property can be found on your right.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(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	

Call us on
01745 888900

Prestatyn@williamsestates.com

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.