



**5 Salisbury Drive, Prestatyn,
Denbighshire, LL19 8DN**

£175,000

 2  1  1  D

EPC - D58

Council Tax Band - C

Tenure - Freehold

Salisbury Drive, Prestatyn

2 Bedrooms - Bungalow - Detached

A two bedroom detached bungalow situated in a popular residential area of Prestatyn and within close proximity to the local amenities. The accommodation briefly affords entrance hallway, living room, kitchen, conservatory, two bedrooms and a bathroom. To the outside gardens to the front and rear together with driveway and detached garage providing off street parking. EPC rating D58. Available with no onward chain.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having radiator, loft hatch access with pull down ladder leading to the loft room and doors off.

Living Room

13'3" x 11'1" (4.06 x 3.38)

Having coved ceiling, dado rail, ample power points, TV aerial point, radiator and double glazed boxed bay overlooking the front elevation.

Kitchen

11'11" x 8'7" (3.65 x 2.64)

Fitted with a range of wall, drawer and base units with worktop surfaces over, eye level oven, gas hob with extractor hood over, sink and drainer with mixer tap over, tiled splash back, void for under the counter fridge, void for washing machine, wall mounted gas central heating boiler, tiled flooring, double glazed windows to the side and rear elevations and double glazed door leading into the conservatory.



Conservatory

18'10" x 18'10" (5.76 x 5.76)

Having two radiators, ample power points, wall light points, double glazed windows surrounding and double glazed double doors allowing access onto the rear garden.

Bedroom One

12'0" x 10'0" (3.68 x 3.07)

Having dado rail, radiator, power points, built in wardrobes with sliding mirrored doors and double glazed window overlooking the rear elevation.

Bedroom Two

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

Having radiator, power points, built in wardrobes with mirrored sliding doors and double glazed window overlooking the side elevation.



Bathroom

7'10" x 5'6" (2.4 x 1.7)

Fitted with a corner bath with shower over, pedestal hand wash basin, low flush WC, radiator, airing cupboard, partially tiled walls, vinyl flooring, extractor fan and obscure double glazed window to the side elevation.

Loft Room

10'0" x 9'3" (3.05 x 2.84)

Having storage into the eaves, lighting and velux window.

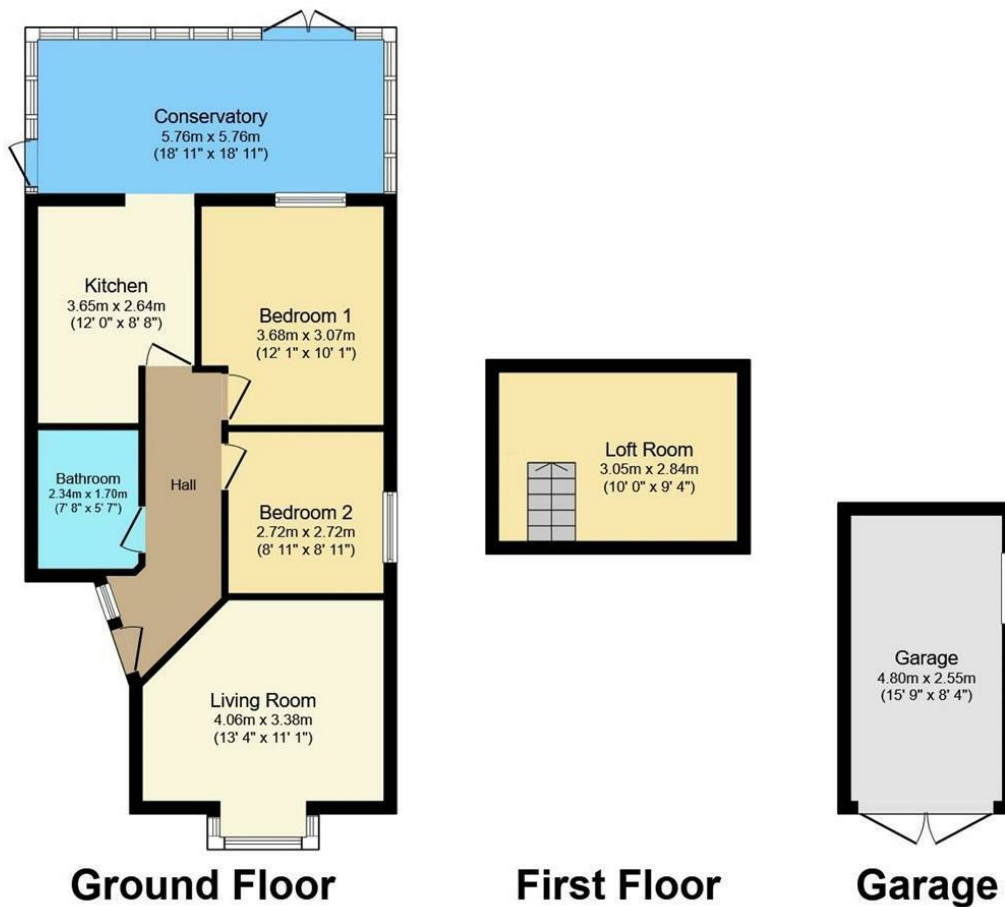
Outside

The property is approached via ornate wrought iron gates allowing access onto the driveway, providing off street parking. The garden to the front being landscaped for ease of maintenance and is bound by wall and hedging. The driveway leads to further wrought iron gates allowing access to the detached garage and rear garden. The enclosed rear garden being low maintained with paving, raised garden pond and a further raised bed, bound by fencing and has the benefit of outside water supply and lighting.

Directions

Proceed from Prestatyn office at the mini roundabout turn right and then take the first left turning onto Fforddisa, take the fourth right onto Canterbury Drive, left onto St Asaph Drive then right onto Salisbury Drive follow the road down and the property can be seen on the right hand side.





Total floor area 92.5 m² (995 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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

williamsestates