



**89 Winchester Drive, Prestatyn,
Denbighshire, LL19 8DQ**

£170,000

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EPC - D60

Council Tax Band - C

Tenure - Freehold

Winchester Drive, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

A spacious semi detached bungalow located in a popular residential area of Prestatyn and within ease access to the local amenities. The accommodation offers a good sized living room, modern fitted kitchen and bathroom and two double bedrooms. To the outside gardens to the front and rear together with driveway providing ample off street parking which in turn leads to a detached garage. The property benefits from having gas fired central heating and double glazing. Available with no onward chain. EPC Rating D 60.



Accommodation

Via a double glazed door with matching side panel leading into the entrance hallway.

Entrance Hall

Having the electric meter cupboard and door leading into the living room.

Living Room

16' 8" x 10' 5"

Having coved ceiling, two radiators, ample power points, TV aerial point and door leading into the inner hallway.

Inner Hallway

Having power point and doors off.

Kitchen

11' 7" x 9' 4"

Fitted with a range of wall, drawer and base units with worktop surfaces over, tiled splash back, built on oven and hob, void for washing machine, void for free standing fridge freezer, stainless steel sink and drainer with taps over, wall mounted gas central heating boiler, extractor fan, tiled flooring, radiator, coved ceiling, double glazed window overlooking the rear elevation and double glazed door allowing access to the rear garden.



Bedroom One

12' 3" x 8' 8"

Having coved ceiling, radiator, power points, built in wardrobes, double glazed window to the side elevation and double glazed window overlooking the front elevation.



Bedroom Two

12' 6" x 8' 8"

Having coved ceiling, radiator, power points, built in storage cupboard and double glazed window overlooking the rear elevation.

Bathroom

6' 5" x 5' 8"

Fitted with a low flush WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, tiled flooring and obscure double glazed window to the side elevation.

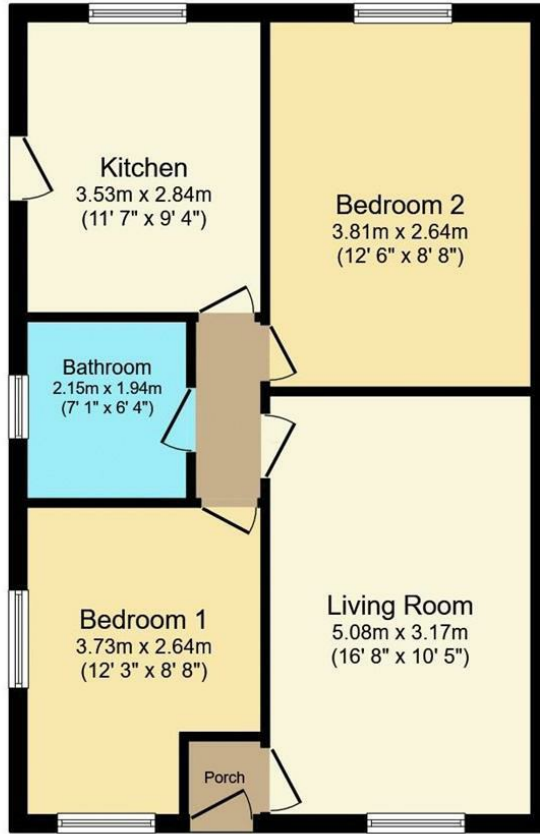
Outside

The property is approached via a good sized driveway providing off street parking which in turn leads to a detached garage with up and over door, power and lighting. The garden to the front being landscaped for ease of maintenance. The rear garden is mainly laid to lawn with borders and is bound by fencing and has the benefit from having an outside timber store.

Directions

Proceed from the Prestatyn office to the mini roundabout taking the second exit onto Ffordd Pendyffryn. Turn immediately left onto Fforddisa, continue along to the cross roads and turn right onto Ffordd Penrhwyfya. Continue along and Winchester Drive is on the right hand side, continue along and number 89 can be found on the left hand side.





Floor Plan

Total floor area 58.7 m² (632 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 88 60 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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.