



## 2 The Meadows, Prestatyn, Denbighshire, LL19 8EY

**£185,000**

 2  2  2  C

**EPC - C70    Council Tax Band - C    Tenure - Freehold**

# The Meadows, Prestatyn

## 2 Bedrooms - Bungalow - Semi Detached

Available with no onward chain!! Being beautifully presented throughout and situated on a generously sized corner plot. Within walking distance to all local amenities and located within a sought after area of the seaside town of Prestatyn. Comprising bedroom and loft room complete with en-suite and large walk-in wardrobe, living room, kitchen and home office area. Internal viewing is highly recommended to fully appreciate!



### Accommodation

via a uPVC double glazed decorative door, leading into the;

### Entrance Hallway

Having lighting, radiator, cupboard housing the electrics, smoke detector and doors off to further accommodation.

### Living Room

10'8 x 18'1 (3.25m x 5.51m)

Having lighting, power points, radiator, feature gas fireplace with surround and hearth, T.V. aerial point and a door leading into the;

### Kitchen

11'7 x 8'1 (3.53m x 2.46m)

Comprising of wall, drawer and base units with worktops over, void for freestanding cooker with stainless steel splash-back and stainless steel extractor hood above, sink and a half with drainer and a flexi-mixer tap over, void for a freestanding fridge/freezer, radiator, lighting, power points and an archway leading into the;

### Conservatory

7'3 x 8'11 (2.21m x 2.72m)

Having void and plumbing for a washing machine / dishwasher, lighting, radiator and uPVC double glazed units surrounding with patio doors giving access into the rear garden.

### Bedroom

11'9 x 9'11 (3.58m x 3.02m)

Having lighting, power points, radiator, fitted wardrobes & dressing table and a uPVC double glazed window onto the rear elevation.

### Bathroom

6'10 x 6'0 (2.08m x 1.83m)

Comprising pedestal hand-wash basin with taps over, low flush W.C., freestanding bath with mixer tap and telephonic shower head over, inset spot lighting, fully tiled walls, extractor fan, radiator and a uPVC double glazed obscure window onto the front elevation.



### Office Area / Study

8'10 x 9'6 (2.69m x 2.90m)

Having lighting, power points, radiator, space for storage, stairs to the first floor, under the stairs storage cupboard and a uPVC double glazed window onto the side elevation.

### Stairs to the First Floor Landing

Having lighting, uPVC double glazed window onto the front elevation and bedroom off.

### Loft Room

11'11 x 15'10 (3.63m x 4.83m)

Having inset spot lighting, radiator, power points, two velux windows onto the rear elevation, eaves access for storage and an archway into the walk-in wardrobe.

### Walk-in Wardrobe

15'0 x 5'5 (4.57m x 1.65m)

Having lighting, ample space for storage, wall mounted boiler and eaves access.

### En-suite

5'8 x 4'6 (1.73m x 1.37m)

Comprising of wet-room style flooring, rainfall shower head, low flush W.C., wall mounted sink with mixer tap over, heated towel rail, inset spot lighting and extractor fan.

### Garage

20'0 x 9'09 (6.10m x 2.97m )

Having lighting, power points, timber side door and up-and-over door

### Outside

The property sits on a generous corner plot. Having large driveway providing ample off road parking for multiple vehicles. The front and side gardens are laid with lawn, enclosed with mature hedging and landscaped with golden gravel. The enclosed rear garden is paved and laid with artificial grass for ease of low maintenance giving a private space to enjoy the warmer weather.

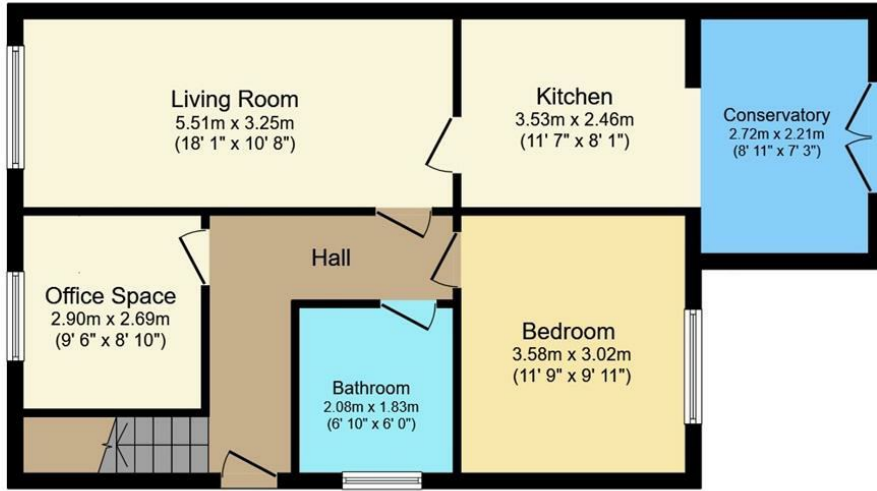
### Directions

From the Prestatyn office turn right at the mini roundabout and first left onto Fforddisa. Turn left off Fforddisa into The Meadows and follow the road, the property can be found on the right on the corner of Heather Crescent.

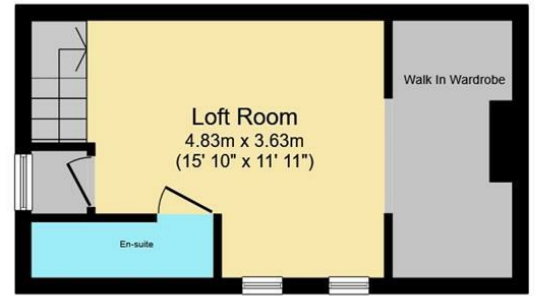
### Planning Permissions

Erection of single storey pitched roof extension to side of dwelling and formation of room in loft space.





**Ground Floor**



**First Floor**

Total floor area 90.1 m<sup>2</sup> (970 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) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>	<b>70</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on  
01745 888900

[Prestatyn@williamsestates.com](mailto: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.