



**91 Victoria Road West, Prestatyn,  
Denbighshire, LL19 7AB**

**£210,000**

 3  1  1  E

**EPC - E54**

**Council Tax Band - C**

**Tenure - Freehold**



# Victoria Road West, Prestatyn

## 3 Bedrooms - Bungalow - Detached

A well-presented detached bungalow situated in a popular residential area of Prestatyn, within easy reach of the local amenities. The accommodation briefly comprises of entrance porch, entrance hallway, living room, family room/sitting room, modern fitted kitchen and bathroom, and two double bedrooms. To the outside, a good sized driveway providing parking for several vehicles and an enclosed rear garden. The property benefits from having gas fired central heating and double glazing. EPC Rating 54 E.



### Accommodation

Via a double glazed door leading into the entrance porch.

### Entrance Porch

Having a timber glazed door leading into the entrance hallway.

### Entrance Hallway

Having picture rail, radiator, power points, circular window to the side elevation and doors off.

### Living Room

14'6 x 13'3 (4.42m x 4.04m)

Having picture rail, radiator, power points, TV aerial point and double glazed bay window overlooking the front elevation.



### Kitchen

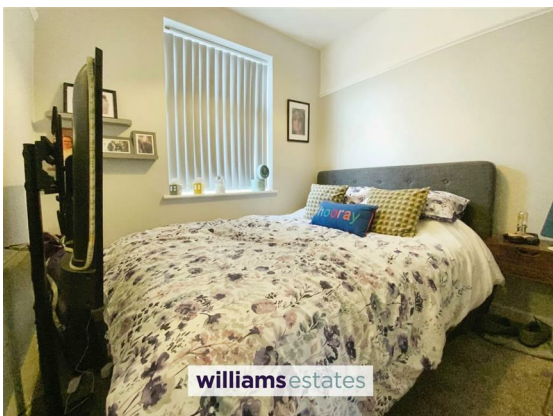
12'8 x 8'1 (3.86m x 2.46m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, sink and drainer with mixer tap over, built in oven and hob with extractor fan over, part tiled walls, void for washing machine, wall mounted modern radiator, tiled flooring, inset spot lighting and double glazed door leading into the family room.

### Family Room

18'6 x 10'10 (5.64m x 3.30m)

Having coved ceiling, radiator, ample power points, TV aerial point, laminate flooring, double glazed window overlooking the side elevation and double glazed patio doors allowing access onto the rear garden.



### Bedroom One

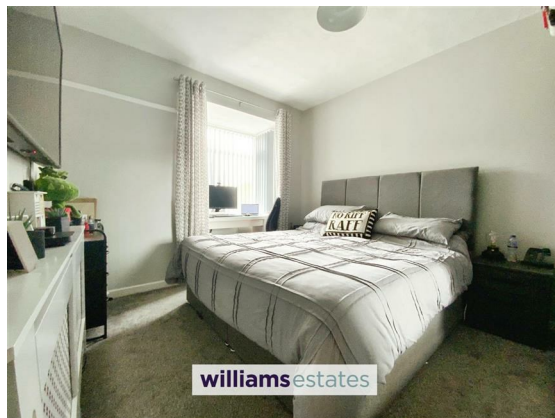
14' x 10'1 (4.27m x 3.07m)

Having picture rail, radiator, power points, TV aerial point and double glazed window overlooking the side elevation.

## Bedroom Two

9'4 x 8'5 (2.84m x 2.57m)

Having picture rail, radiator, power points, TV aerial point and double glazed window overlooking the side elevation.



## Bathroom

7'9 x 4'10 (2.36m x 1.47m)

Fitted with a white three piece suite comprising of low flush WC, hand wash basin, P shaped bath with waterfall shower over, tiled walls, tiled flooring, heated towel rail and two double glazed windows overlooking the side elevation.



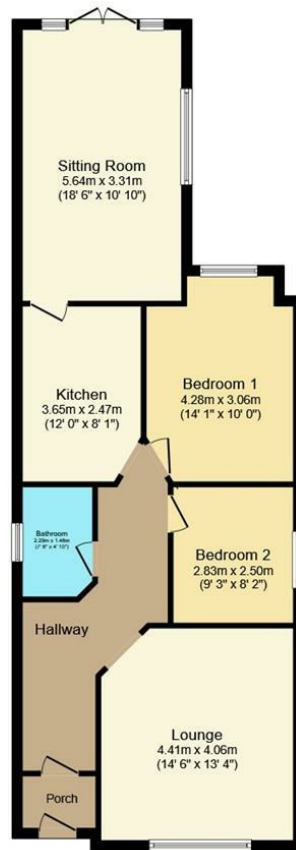
## Outside

The property is approached via a large blocked paved driveway providing parking for several vehicles. A timber gate allows access to the enclosed rear garden. The enclosed rear garden is decked for ease of maintenance and is bound by fencing with a timber gate allowing access to the rear.

## Directions

Proceed from our Prestatyn office to the mini roundabout turning right onto Ffordd Pendyffryn. Continue along the road and over the railway bridge to the traffic lights, turning left onto Victoria Road. Follow the road along to the Ffrith Festival Gardens and continue onto Victoria Road West and the property can be found on the left hand side by way of our for sale board.





**Floor Plan**

Total floor area 82.2 m<sup>2</sup> (885 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>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</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		

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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.