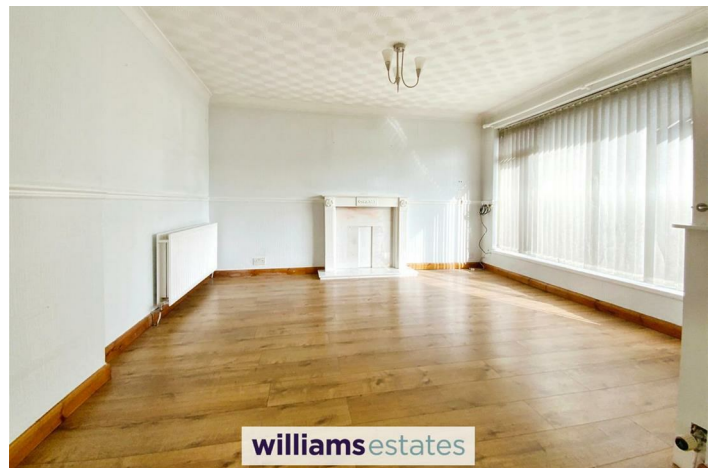
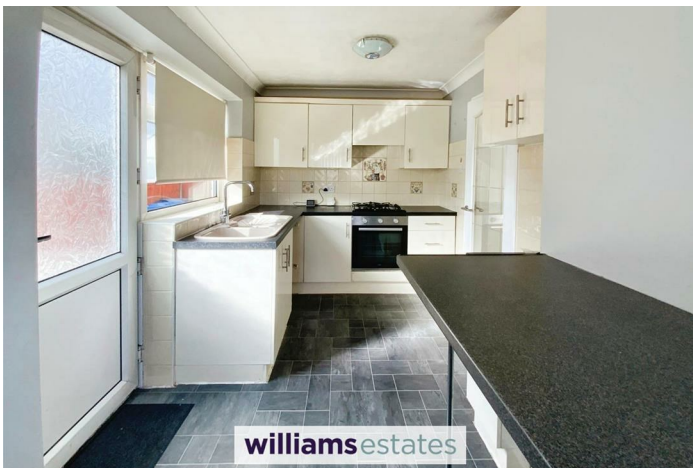


# williams estates



**14 Canterbury Drive, Prestatyn,  
Denbighshire, LL19 8ER**

**£145,000**

 2  1  1  C

**EPC - C69**

**Council Tax Band - C**

**Tenure - Freehold**

# Canterbury Drive, Prestatyn

## 2 Bedrooms - Bungalow - Semi Detached

A semi detached bungalow situated in a popular residential area of Prestatyn and within easy reach of the local amenities. The accommodation comprises of entrance hallway, living room, kitchen, two bedrooms and a bathroom. To the outside driveway providing off street parking and gardens to the front and rear. The property benefits from having gas fired central heating and double glazing. Available with no onward chain.



### Accommodation

Via a double glazed door leading into the entrance hallway.

### Entrance Hallway

Having laminate flooring, power point, built in storage cupboard housing the electric trip switches and providing hanging space and door leading into the living room.

### Living Room

13'3" x 13'0" (4.053 x 3.985)

Having coved ceiling, dado rail, ample power points, TV aerial point, radiator, fireplace, laminate flooring, large double glazed window overlooking the front elevation and doors off.



### Kitchen

13'4" x 7'3" (4.066 x 2.219 )

Fitted with a range of wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap over, tiled splash back, built in oven and hob with extractor hood over, wall mounted gas central heating boiler, void for washing machine, void for fridge freezer, coved ceiling, vinyl flooring, double glazed window to the side elevation and double glazed door allowing access to the driveway.

### Inner Hallway

Having coved ceiling, laminate flooring, built in airing cupboard and doors off.

### Bedroom One

10'1" x 9'9" (3.087 x 2.973)

Having coved ceiling, power points, radiator, TV aerial point, laminate flooring, built in wardrobes with sliding doors and double glazed window overlooking the rear elevation.

### Bedroom Two

10'6" x 6'8" (3.224 x 2.034)

Having coved ceiling, power points, radiator, TV aerial point and double glazed window overlooking the rear elevation.



## Bathroom

7'3" x 4'7" (2.227 x 1.399)

Fitted with a white three piece suite comprising of a low flush WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, extractor fan, coved ceiling, heated towel rail, laminate flooring and double glazed window to the side elevation.

## Outside

The property is approached via a driveway providing off street parking. The garden to the front being landscaped for ease of maintenance and bound by wall and fencing. Wrought iron gates allows access to the side entrance and a timber gates provides access to the enclosed rear garden. The rear garden being having a paved patio, laid to lawn and artificial grass with a brick built outhouse, raised flower bed, bound by fencing and has an outside water supply.

## Outhouse

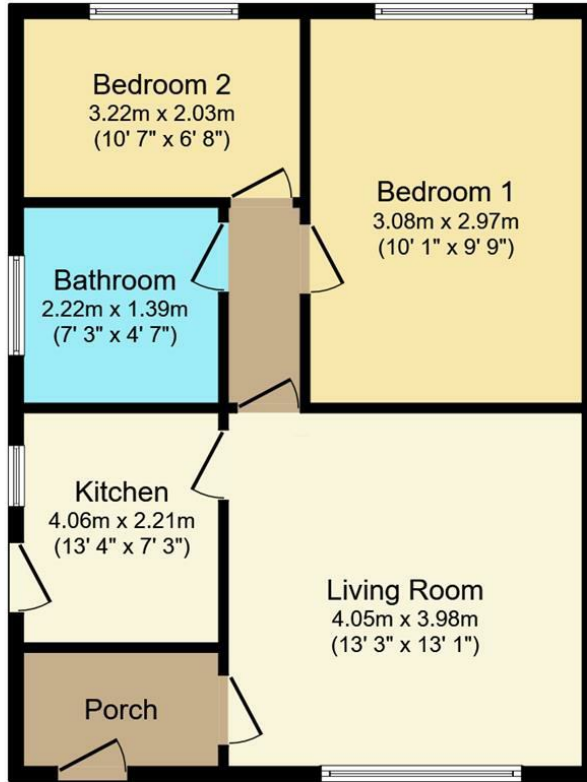
11'4" x 8'4" (3.462 x 2.547)

Having double glazed door and window with power and lighting.

## Directions

Proceed from the Prestatyn office to the roundabout taking the second exit onto Ffordd Pendyffryn. Take the first turn left onto Fforddisa and continue along turning right onto Canterbury Drive where the property can be found on the left hand side.





### Floor Plan

Floor area 53.3 m<sup>2</sup> (574 sq.ft.)

TOTAL: 53.3 m<sup>2</sup> (574 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.