



**Grafton Bishopswood Road, Prestatyn,  
Denbighshire, LL19 9PL**

**£440,000**

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**EPC - D61 Council Tax Band - E Tenure - Freehold**

# Bishopswood Road, Prestatyn

## 3 Bedrooms - Bungalow - Detached

Welcome to this charming detached bungalow located on Bishopswood Road in the picturesque town of Prestatyn. This property boasts three good sized bedrooms, perfect for a growing family or those in need of extra space. With three reception rooms, there is ample room for entertaining guests or simply relaxing with loved ones.

Situated in a peaceful neighbourhood, this older property exudes character and charm. The unspoilt views out towards the North Wales Coastline are the key factor to this property, while the two parking spaces ensure that you and your guests will always have a place to park without any hassle.

Imagine enjoying your morning coffee in the lovely garden or hosting a barbecue on a warm summer evening. This property offers a wonderful opportunity to create lasting memories in a tranquil setting.

Don't miss out on the chance to make this delightful bungalow your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.



### Accommodation

via a uPVC double glazed door, with obscure glazed glass panelling, leading into the;

### Entrance Hallway

Having lighting, radiator, power points, wooden flooring and doors off.

### Living Room

14'1" x 12'4" (4.29 x 3.76)

Having lighting, radiator, power points, feature fire place and hearth with multi fuel burner, uPVC double glazed sliding doors allowing access onto the balcony with stunning panoramic views across the coastline and beyond.

### Sitting Room

13'4" x 7'11" (4.06 x 2.41)

Having radiator, power points, inset spotlighting, laminate flooring and large picture window with stunning views over the coastline and towards the Snowdonia Mountain Range.

### Dining Room

9'4" x 7'9" (2.84 x 2.36)

Having radiator, power points, laminate flooring and uPVC double glazed window overlooking the side elevation.

### Kitchen

20'3" x 6'6" (6.17 x 1.98)

Fitted with a range of modern cream high gloss base units with worktops surfaces over, sink and drainer with mixer tap over, void for a range style cooker, built in dishwasher, power points, uPVC double glazed window overlooking the front elevation and matching double glazed door allowing access to the;

### Utility Room

10'7" x 7'10" (3.23 x 2.39)

Having lighting, power points, sink unit, base and wall units, plumbing for washing machine, space for a fridge/freezer, tiled flooring and access onto the front of the property.

### W.C.

Comprising of low flush WC, vanity wash hand basin, heated towel rail, tiled floor and uPVC double glazed obscure window to the side elevation.



### Bedroom One

12'10" x 12'7" (3.91 x 3.84)

Having radiator, power and lighting, storage cupboard and uPVC boxed bay window overlooking the rear elevation with panoramic views of the coastline and beyond.

### Bedroom Two

12'10" x 11'11" (3.91 x 3.63)

Having coved ceiling, power and lighting, picture rail, radiator and uPVC double glazed window overlooking the front elevation.

### Bedroom Three

13'0" x 9'8" (3.96 x 2.95)

Having radiator, power and lighting and uPVC double glazed window overlooking the front elevation.

### Shower Room

7'4" x 4'7" (2.24 x 1.40)

Fitted with a modern three piece suite comprising of a walk in shower, pedestal wash hand basin, low flush WC, tiled walls, tiled flooring, heated towel rail and obscure double glazed window to the side elevation.

### Cellar

A timber door leads from the garden, with lighting and power points. Also housing the combination hot water/central heating boiler and gas meter. Ideal for general storage or workshop.

### Outside

To the front, the property is approached via a newly tarmacked driveway, providing space for off-road parking, with a path leading down towards the front.

The front is of ease and low maintenance, being laid to golden gravel and having decorative borders, providing access to the side / rear of the property.

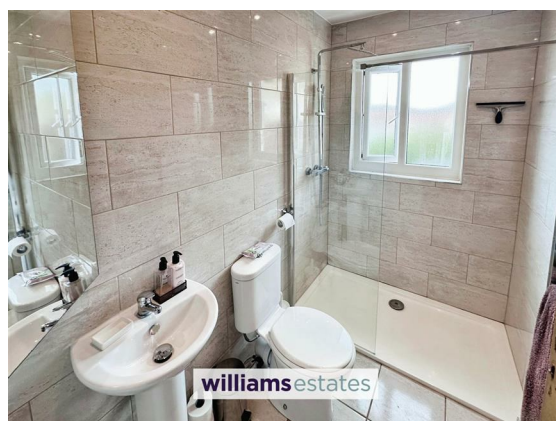
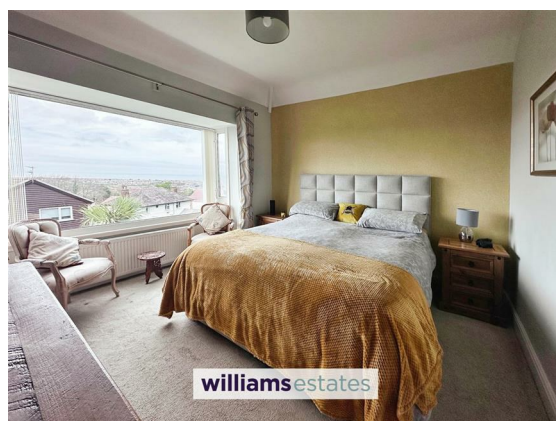
A pathway to the side, leads to the rear where the gardens are beautifully presented appreciating unspoilt stunning panoramic views of the North Wales Coastline and bound by newly fitted timber fencing. The gardens are well kept with areas that are laid to lawn and laid to golden gravel. A raised covered Pergola can also be found offering a private aspect to the rear garden and ideal for alfresco dining.

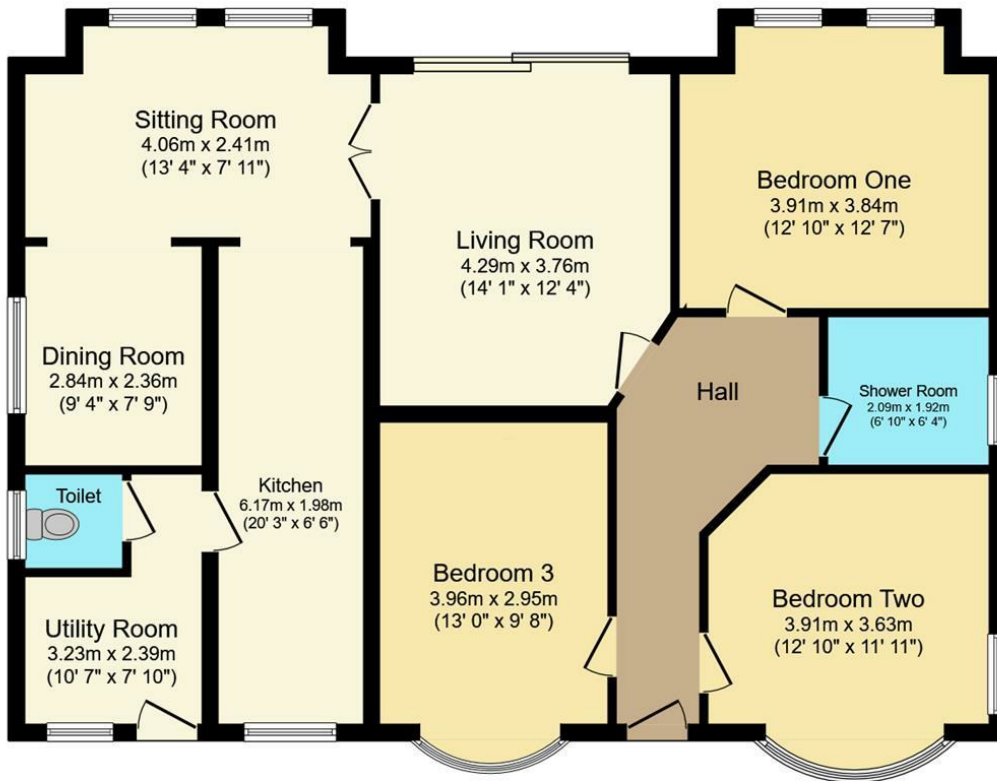
### Directions

Proceed from Prestatyn office right onto Meliden Road and take the first right turning onto Fforddlas. Continue to the top and continue right onto Bishopswood Road, passing the turning for Gwaenysgor. Where the property can be found on the right hand side.

### Agent Notes

Planning has been granted on the property by Denbighshire County Council for "Single Storey Extension to Existing Dwelling, & Construction of New Balcony Structure. Internal Alterations to Existing Structure and Associated Works."





### Floor Plan

Floor area 109.7 m<sup>2</sup> (1,180 sq.ft.)

TOTAL: 109.7 m<sup>2</sup> (1,180 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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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.