



**13 Milmor Way, Prestatyn,
Denbighshire, LL19 7RU**

£165,000

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EPC - D68

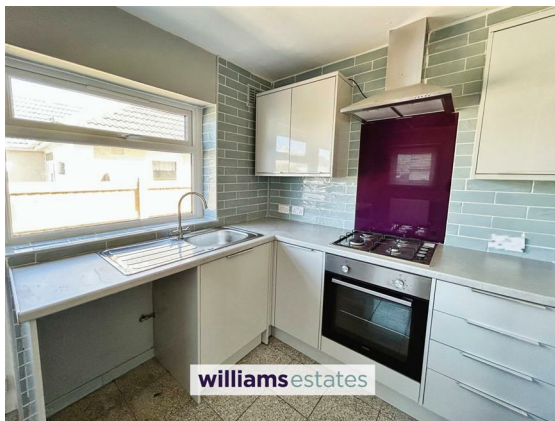
Council Tax Band - C

Tenure - Freehold

Milmor Way, Prestatyn

2 Bedrooms - Bungalow - Detached

Situated on Milmor Way, this property boasts a great sized reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or guests to stay over. The modern kitchen and bathroom adds an added extra touch of luxury to this lovely home. The recent renovations have given this property a fresh and contemporary feel, making it a truly inviting space to call home. The absence of an onward chain makes this an even more attractive opportunity for those looking to make a swift and hassle-free move. Contact us today to arrange a viewing and make this bungalow your own!



Entrance Porch

3'8" x 2'11" (1.14 x 0.89)

Having lighting, cupboard housing the electric consumer board and meter and a door providing access into the ;

Living Room

13'3" x 11'10" (4.06 x 3.63)

A bright and airy living room with lighting, power points, radiator, a large uPVC double glazed window to the front and doors off

Kitchen

13'1" x 5'10" (4.01 x 1.78)

A modern fitted kitchen with hi-gloss wall, drawer and base units with complementary worktops over, integral cooker with induction hob over and extractor hood above, stainless steel single drainer sink with mixer tap over, void and plumbing for washing machine, space for dining, two uPVC double glazed windows, uPVC double glazed door providing access down to the side of the property, tiled splashbacks, lighting, power points and radiator.



Bedroom One

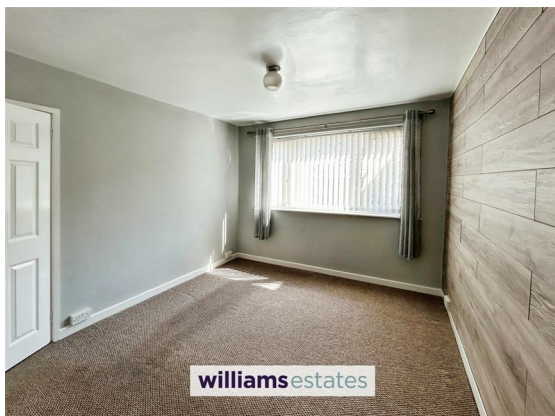
13'1" x 10'2" (3.99 x 3.10)

Having lighting, power points, radiator, in-built cupboard and a uPVC double glazed window to the rear.

Bedroom Two

10'5" x 6'7" (3.18 x 2.01)

Having lighting, power points, radiator and a uPVC double glazed window to the rear.



Shower Room

7'1" x 4'7" (2.16 x 1.4)

Modern fitted bathroom suite; Having a walk-in shower enclosure, vanity hand wash basin, low flush WC, vanity mirror, heated towel rail, tiled walls, non-slip flooring, lighting and uPVC double glazed obscure window to the side.

Outside

The front of the property is laid with concrete for ease of maintenance and providing ample off street parking. With additional raised planters housing a mixture of shrubs.

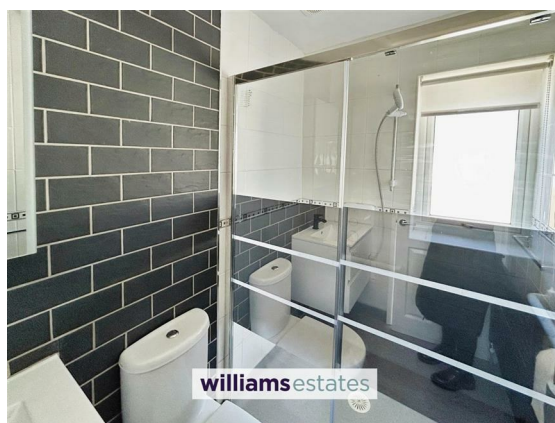
To the rear the property is primarily laid with patio for ease of maintenance with a low level brick wall dividing a (soon to be) lawned area with raised borders with mixed shrubs. All bound by timber fencing for privacy.

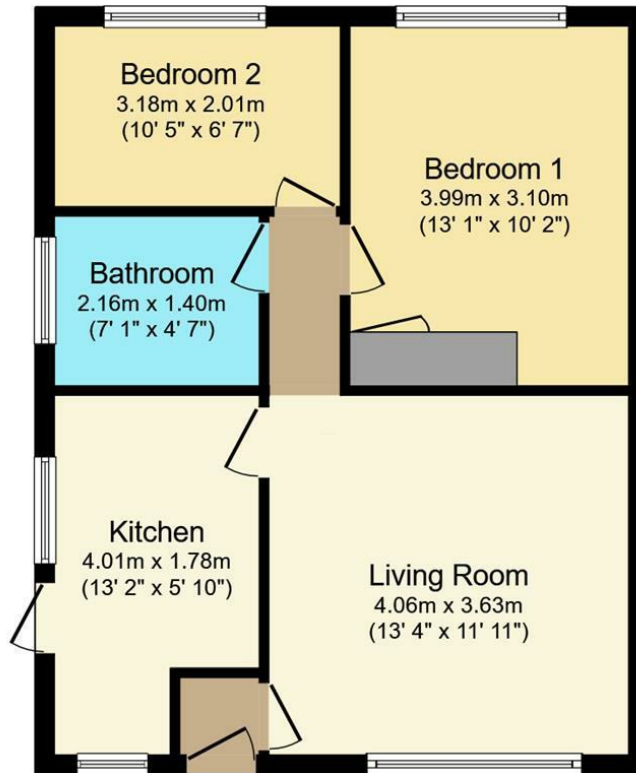
Directions

From our Prestatyn office proceed left toward the mini roundabout taking the right onto Ffordd Pendyffryn. Continue along past the bus station and onto the railway bridge, turn left onto Sandy Lane and continue along. On the corner bear left onto Glan y Gors, follow the road round and take the left turning onto Beverley Drive then immediately turn right onto Overton Avenue. Continue along Overton Avenue then turn right onto Milmor Way. The property will then be found on your left hand side by way of our for Sale Board.

Notes

This property is fitted with a Positive Input Ventilation System.





Floor Plan

Floor area 51.7 m² (556 sq.ft.)

TOTAL: 51.7 m² (556 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Call us on
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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.