

**23 Harlech Crescent, Prestatyn,  
Denbighshire, LL19 8DG**

**£165,000**

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**EPC - D64**

**Council Tax Band - C**

**Tenure - Freehold**

# Harlech Crescent, Prestatyn

## 2 Bedrooms - Bungalow - Detached

This detached bungalow is back on the market and awaiting its new owner to make it their own. This property boasts a reception room, two bedrooms, bathroom, spacious porch and recently refurbished fitted kitchen.

Situated in a desirable location, this bungalow offers the perfect canvas for those looking to add their personal touch. The partial renovation already completed gives a head start, yet there is still plenty of opportunity for you to make your mark and create a space that truly reflects your style and preferences.



### Accommodation

via uPVC door leading into;

### Entrance Porch

4'11" x 11'5" (max) (1.50 x 3.48 (max))

Of a good size, having lighting, power points, radiator and windows surrounding allowing in plenty of natural light.

### Entrance Hallway

Having lighting, power points, radiator, cupboard housing the consumer unit, loft access hatch and doors off;

### Living Room

12'11" x 13'5" (into bay) (3.94 x 4.09 (into bay))

Having lighting, radiator, power points, t.v. aerial point and box bay window to the front elevation.



### Kitchen

7'11" x 8'10" (2.41 x 2.69)

Comprising wall, drawer and base units with worktops over, sink and half drainer with mixer tap over, void for free-standing oven, void and plumbing for washing machine, lighting, power points, radiator, window to the side elevation and uPVC door providing access to the rear.

### Bedroom One

12'10" x 9'10" (3.91 x 3.00)

Having lighting, power points, radiator and window to the rear.

### Bedroom Two

8'11" x 11'4" (2.72 x 3.45)

Having lighting, power points, radiator and window to the rear.



### Shower Room

8'7" x 5'6" (2.62 x 1.68)

Comprising low-flush W.C., wall-mounted sink with taps over, airing cupboard, lighting, large double shower enclosure with wall-mounted shower, tiled walls and obscure glazed window to the side elevation.

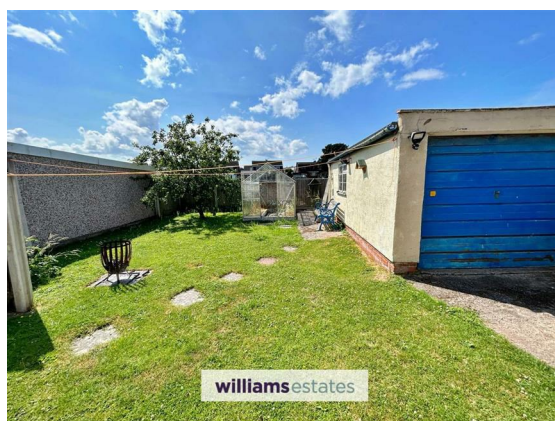
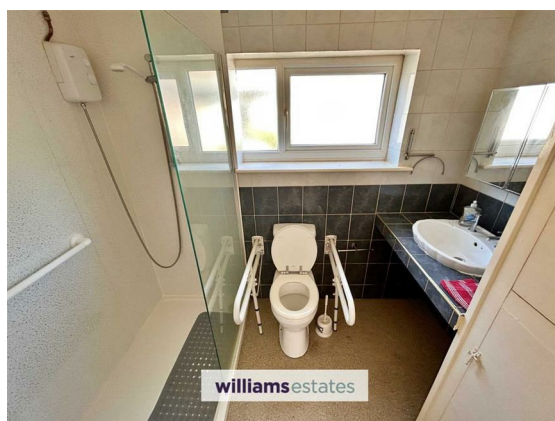
## Outside

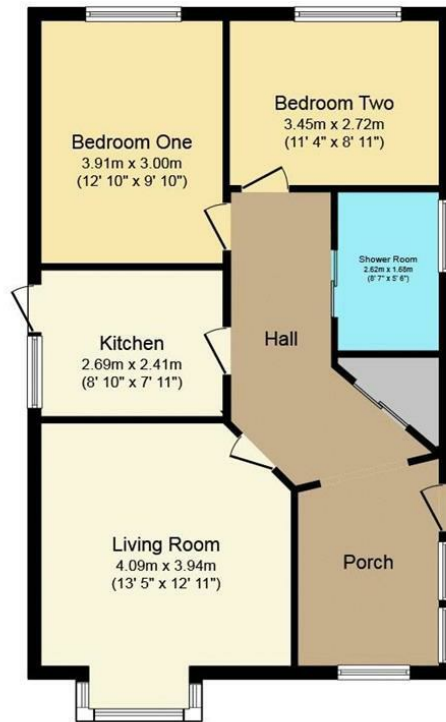
The property is approached via a driveway providing off-road parking. The front garden is laid with golden gravel for ease-of-low maintenance and housing a raised bed ideal for planting.

To the rear the garden houses a garage ideal for storage. The garden is laid-to-lawn having a mature apple tree, stunning views out to agricultural fields and all-day sun ideal for al-fresco dining.

## Directions

Proceed left from our Prestatyn office to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first exit off onto Fforddisa and continue along to the crossroads. Turn right onto Ffordd Penrhwylyfa and continue along turning second right onto Winchester Drive and second left onto Harlech Crescent where the property can be found on the left hand side of the cul-de-sac.





## Floor Plan

Floor area 70.7 sq.m. (761 sq.ft.) approx

Total floor area 70.7 sq.m. (761 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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