



**39 Salisbury Drive, Prestatyn,
Denbighshire, LL19 8DN**

£165,000

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EPC - D66

Council Tax Band - C

Tenure - Freehold

Salisbury Drive, Prestatyn

3 Bedrooms - Bungalow - Semi Detached

Available for sale this three bedroom semi detached dormer bungalow situated in a popular residential area of Prestatyn and within a short distance of Prestatyn's main town centre, retail outlet, local schools, bus and train stations. The accommodation briefly comprises of entrance hallway, living room, kitchen/dining area, one downstairs bedroom, downstairs four piece bathroom, two bedrooms upstairs and having the added benefits of gas central heating and uPVC double glazing throughout.



Accommodation

Via a uPVC double glazed obscure door leading into:

Kitchen/Diner

13'11" x 7'2" (4.24 x 2.18)

Comprising of wall, drawer and base units with worktops over, integrated oven with four ring gas hob and extractor fan above, partially tiled walls, stainless steel sink and drainer with mixer tap over, void for washing machine, lighting, power points, wall mounted Logic combination boiler, space for dining, void for free standing fridge freezer, front door access and door off into:

Living Room

13'5" x 13'3" (4.09 x 4.04)

Having lighting, power points, radiator, uPVC double glazing to the front, fire place housing a gas fire, t.v. aerial point and door off into:

Inner Hallway

Having doors off, lighting, radiator power points and stairs off.

Bedroom One

11'9" x 10'2" (3.58 x 3.10)

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

Bathroom

10'5" x 5'10" (3.18 x 1.78)

Comprising of bath, low flush W.C., lighting, vanity hand wash basin, partially tiled walls, walk-in shower enclosure with wall mounted shower and a uPVC double glazed obscure window to the rear.

First Floor Landing

Having a uPVC double glazed window to the side, lighting and doors off.

Bedroom Two

9'10" x 9'7" (3.00 x 2.92)

Having lighting, power points, loft access into the eaves, radiator and a uPVC double glazed window to the rear with mountain views.



Bedroom Three

10'8" x 7'2" (3.25 x 2.18)

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

Outside

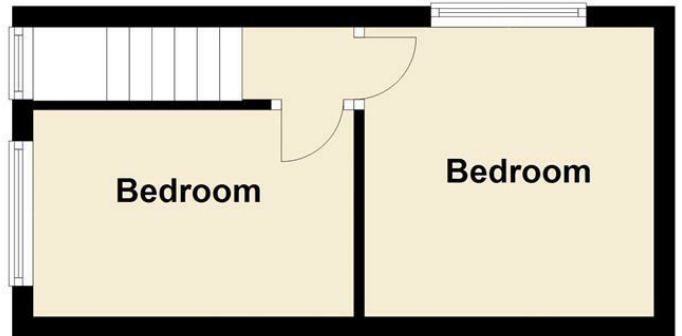
The property is approached via a driveway providing off road parking, the front garden is low maintenance.

The rear garden is mainly laid to lawn, having an outside patio area enjoying a sunny aspect, a variety of trees, shrubs and bushes, it also enjoys mountain views and is bound by timber fencing.





Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.