



**36 Berwyn Crescent, Prestatyn,
Denbighshire, LL19 7UH**

£215,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Berwyn Crescent, Prestatyn

3 Bedrooms - Bungalow - Detached

This property boasts a spacious open plan kitchen diner, perfect for hosting family and friends. With three cosy bedrooms, there's plenty of space for everyone to relax and unwind.

Situated in a sought-after area, with no onward chain, providing you with the opportunity to make it your own without delay. The vacant possession ensures a smooth transition for the new owners to move in and start creating memories in this lovely home.



Accommodation

via a uPVC double glazed door leading into;

Entrance Hallway

Having cupboard housing consumer unit, loft access hatch, power points, radiator, smoke detector, uPVC double glazed window to the side elevation and doors off;

Living Room

13'10 x 12'09 (4.22m x 3.89m)

Having lighting, power points, radiator, log burner with wooden mantel and slate hearth and a uPVC double glazed bay window to the front elevation.

Kitchen

11'01 x 8'03 (3.38m x 2.51m)

Comprising wall, drawer and base units with worktops over, single drainer sink with mixer tap over, void for freestanding cooker with extractor fan above, cupboard housing boiler, void and plumbing for washing machine and dishwasher, lighting, power points, radiator, uPVC double glazed window to the side elevation and open archway leading into;



Dining Room

11'10 x 8'00 (3.61m x 2.44m)

Having lighting, power points, radiator, t.v. aerial point, uPVC double glazed window to the side elevation and uPVC double glazed patio doors leading into the rear garden

Bedroom One

9'10 x 11'10 (3.00m x 3.61m)

With lighting, power points, radiator and uPVC double glazed window overlooking the rear garden

Bedroom Two

9'09 x 11'09 (2.97m x 3.58m)

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



Bedroom Three

9'02 x 8'10 (2.79m x 2.69m)

Having lighting, power points, t.v. aerial point, radiator and a uPVC double glazed obscured window to the side elevation.



Bathroom

6'01 x 5'05 (1.85m x 1.65m)

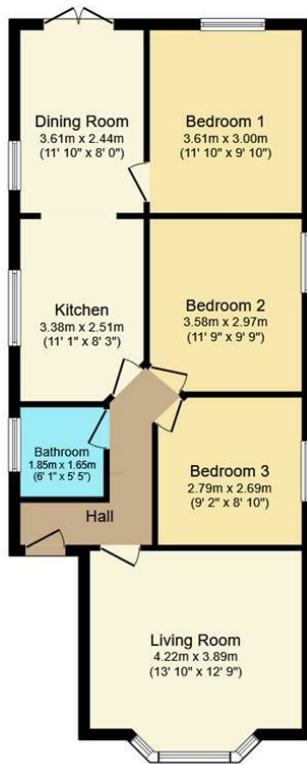
A modern bathroom, comprising in-vanity hand wash basing with mixer tap over, low flush W.C., panelled bath with mixer taps and shower head over, chrome heated towel rail, extractor fan, fully tiled walls and uPVC double glazed obscured window to the side elevation.

Outside

The property is approached via a paved driveway providing space for off-road parking. The front garden is laid with golden gravel for ease of low maintenance.

To the rear the garden is laid with artificial grass with paved patio ideal for enjoying the warm spring/summer months.





Floor Plan
 Floor area 71.9 m² (774 sq.ft.)

TOTAL: 71.9 m² (774 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.