



**126 Victoria Road West, Prestatyn,
Denbighshire, LL19 7AN**

£245,000

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EPC - D59

Council Tax Band - C

Tenure - Freehold

Victoria Road West, Prestatyn

2 Bedrooms - Bungalow - Detached

If you have always dreamed about owning your own haven by the sea, then look no further. This property offers you a chance to live a tranquil life by the sea whilst benefitting from being such a short distance to a thriving town full of local amenities. Whether it be a full-time residence or somewhere to spend your summer months, you do not want to miss out on this property! The beach is easily accessible being just a short 5-minute walk away via Green Lanes and the easy bus routes provide quick access to Prestatyn High Street for all your shopping needs! Call us today to arrange a viewing!



Accommodation

via a uPVC door providing access into the ;

Entrance Porch

Having tiled flooring and a uPVC glazed door leading into

Hallway

a fabulously spacious hallway with power points, electric meter cupboard, radiator, loft access hatch and doors off into further accommodation

Living Room

12'9" x 12'5" into bay (3.89m x 3.78m into bay)

Having an electric fire with feature surround and hearth, lighting, power points, radiator and a uPVC double glazed bay window welcoming in ample natural light.

Kitchen

9'8" x 10'2" (2.95m x 3.10m)

Fitted with a range of wall, drawer and base units with worktops over, void for dual fuel range master cooker with extractor hood over, single stainless steel sink, plumbing for a washing machine, void for a fridge-freezer, power points, cupboard housing the central heating boiler, uPVC window to the side elevation and glazed door leading into the ;

Conservatory

11'5" x 10'2" (3.48m x 3.10m)

Having a storage cupboard, uPVC double glazing surrounding, bricked to half level, lighting, power points, radiator and door providing access to the rear garden.

Bedroom One

13'9" x 12'10" (4.19m x 3.91m)

Having lighting, radiator, power points, a uPVC double glazed window to the rear elevation and a door providing access into the ;



En-Suite WC

4'10" x 2'6" (1.47m x 0.76m)

Fitted with a low flush WC, hand wash basin, tiled walls, lighting and a uPVC double glazed obscure window to the side.

Bedroom Two

10'09" x 8'11" (3.28m x 2.72m)

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

Shower Room

7'04" x 5'06" (2.24m x 1.68m)

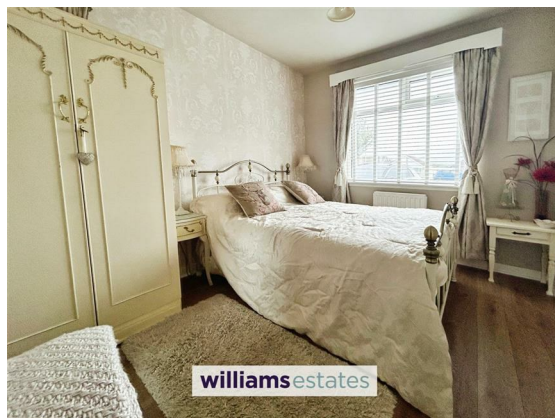
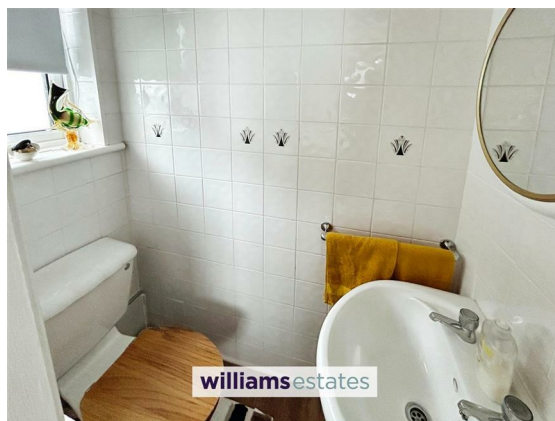
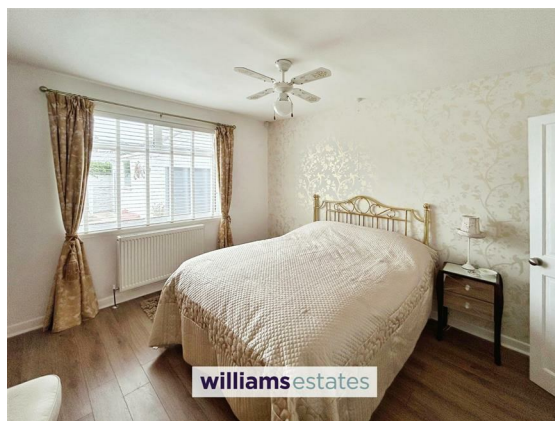
Having a walk-in shower enclosure, low flush WC, hand wash basin, tiled walls, two uPVC double glazed windows to the side and lighting.

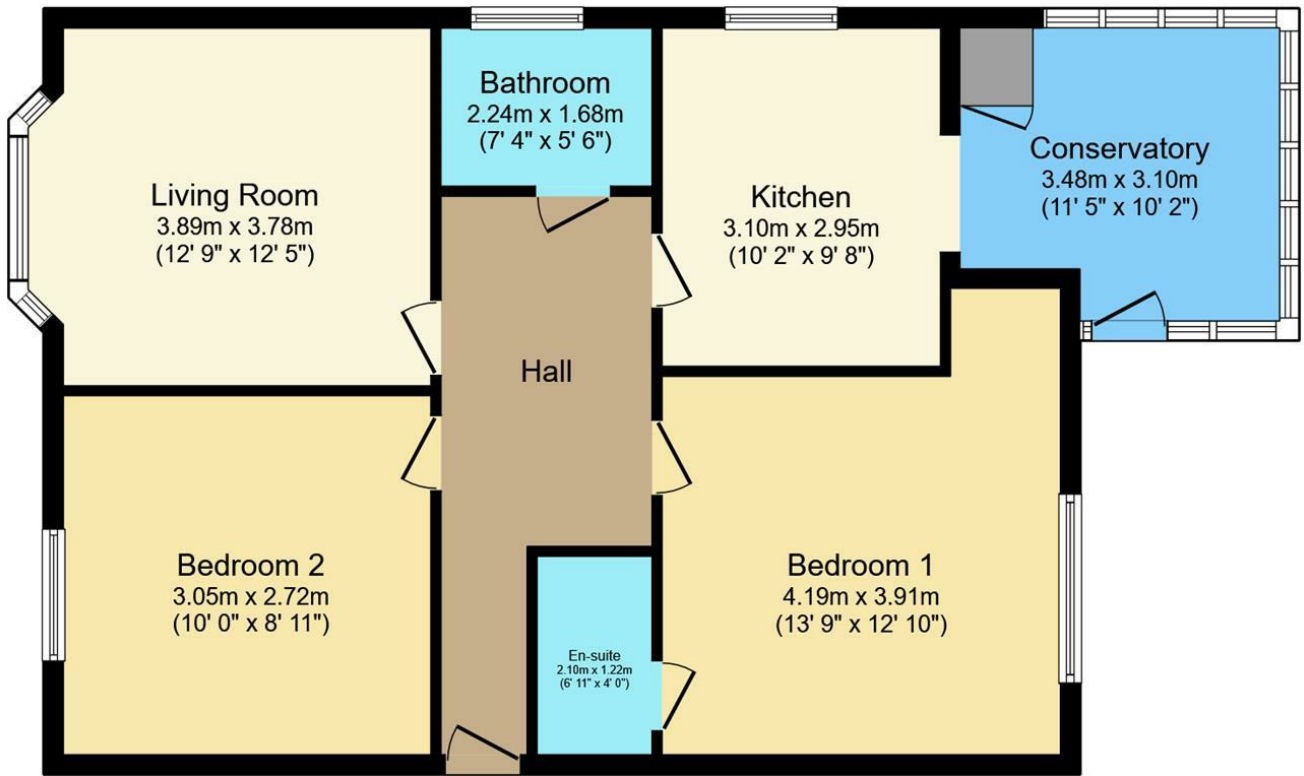
Outside

The property is approached via a brick-paved driveway providing ample off-street parking. To the rear the property offers further ease of maintenance by being block paved. Entirely bound by timber fencing for privacy.

Directions

Proceed from our Prestatyn office to the mini roundabout opposite Aldi and continue down the hill, over the railway bridge and to the traffic lights. Turn left and continue along the coast road, passing the Ffrith Festival Gardens. Follow the road Victoria Road West until you come to the turning for Roy Avenue on your right hand side, take this then an immediate right where the property will be visible on the left hand side by way of our For Sale Board.





Floor Plan

Floor area 88.8 sq.m. (956 sq.ft.)

TOTAL: 88.8 sq.m. (956 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) A		90
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 888900

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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.