



## 43 Bastion Gardens, Prestatyn, Denbighshire, LL19 7LU

**£175,000**

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**EPC - D63**

**Council Tax Band - C**

**Tenure - Freehold**

# Bastion Gardens, Prestatyn

## 3 Bedrooms - House - Semi-Detached

Available for sale, is this three bedroomed semi-detached house, situated within a popular residential area within Prestatyn. Internally comprising of three bedrooms, living room, dining area, kitchen/diner, bathroom and a garage conversion. Added benefits include a short walk to the seaside promenade, close to all local amenities and within walking distance to the town centre. Internal viewing highly recommended! EPC Rating D 63.



### Accommodation

via a uPVC door, leading into the;

### Entrance Hallway

Having lighting, stairs to the first floor landing and double doors off into the;

### Living Room

15'6" x 11'1" (4.72 x 3.38)

Having lighting, power points, radiator, uPVC double glazed window onto the front, cupboard under the stairs for storage and an opening off, leading into the;

### Dining Area

8'10" x 6'7" (2.69 x 2.01)

Having lighting, space for dining, sliding door off to the rear and a door off into the;



### Kitchen/Diner

15'5" x 8'5" (4.70 x 2.57)

Comprising of wall, drawer and base units with a worktop over, sink and drainer with a mixer tap over, void for under the counter appliance, space for a free standing fridge/freezer, void for a freestanding cooker, lighting, power points, radiator, uPVC double glazed door giving access to the rear and a door off into the;

### Garage Conversion

14'2" x 6'9" (4.32 x 2.06)

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

### Stairs to the First Floor Landing

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

### Bedroom One

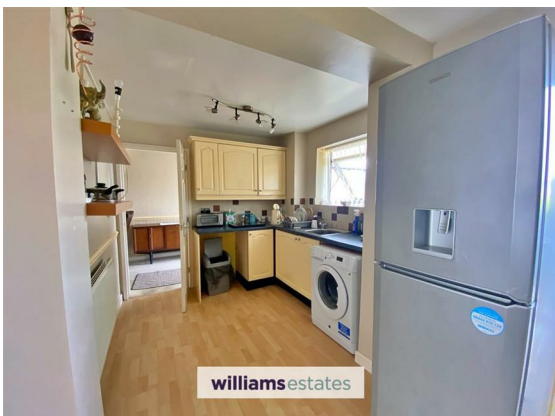
14'1" x 8'5" (4.29 x 2.57)

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

### Bedroom Two

10'2" x 8'6" (3.10 x 2.59)

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



### Bedroom Three

9'6" x 5'11" (2.90 x 1.80)

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

### Bathroom

5'9" x 5'8" (1.75 x 1.73)

Comprising of a low flush W.C., hand-wash basin with tap over, bath with wall mounted shower head, tiled walls, wall mounted heated towel rail, lighting and a uPVC double glazed obscure window onto the rear elevation.

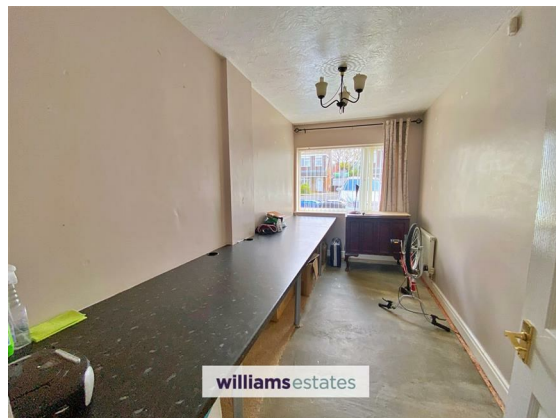
### Outside

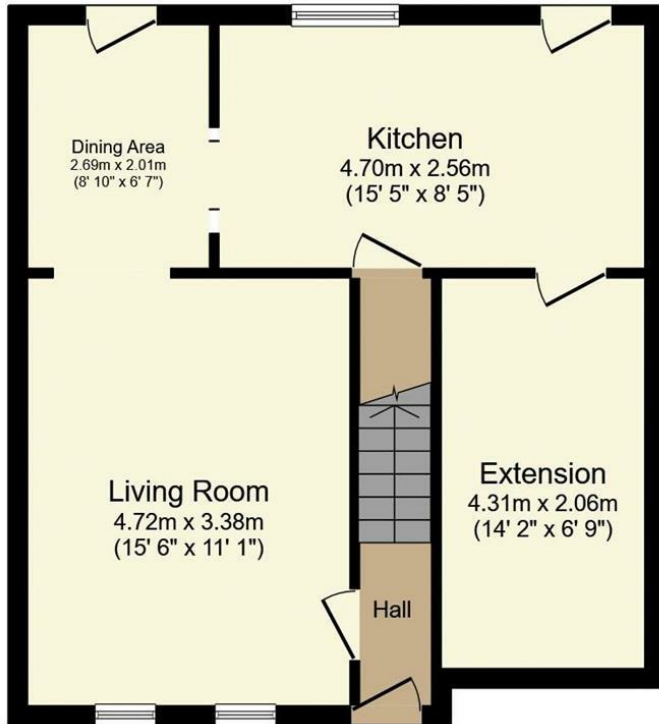
The property is approached via a paved pathway, leading up to the accommodation, with the front garden being laid to lawn.

The rear garden enjoys a sunny aspect, backing onto Prestatyn Town football pitch, having area's that are paved for alfresco dining and bound by timber fencing.

### Directions

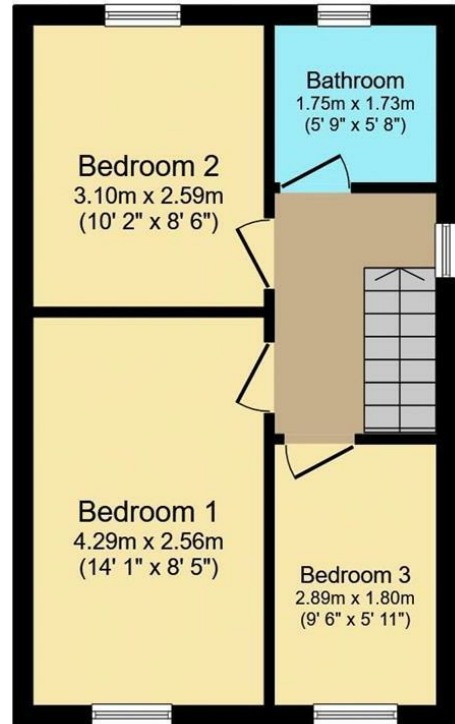
From our Prestatyn office head towards the mini-roundabout taking the right turning onto Ffordd Pedyffryn. Continue along through the lights, over the railway bridge and to the cross roads. Head straight over the crossroads onto Bastion Road and take the second right onto Bastion Gardens. You will find the property by way of our For Sale board.





### Ground Floor

Floor area 50.2 sq.m. (540 sq.ft.) approx



### First Floor

Floor area 33.5 sq.m. (361 sq.ft.) approx

Total floor area 83.7 sq.m. (901 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>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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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.