



**19 The Boulevard, Prestatyn,
Denbighshire, LL19 7EF**

£175,000



EPC - 0 Council Tax Band - B Tenure - Freehold

The Boulevard, Prestatyn

4 Bedrooms - House - Terraced

Welcome to The Boulevard, Prestatyn - a charming property that offers the perfect blend of space and comfort. Having four good sized bedrooms, there is plenty of room for a growing family or for those who enjoy having a home office or guest rooms. Situated in a desirable location, The Boulevard is the ideal setting for those seeking a peaceful retreat while still being close to local amenities and transport links.



Accommodation

via uPVC double glazed modern door leading into;

Entrance Hall

Having uPVC double glazed window to the front, stairs to first floor landing, radiator, lighting, power points, cupboard under the stairs for storage and doors off;

Kitchen / Diner

18'2" x 12'1" (5.55 x 3.69)

Comprising wall, drawer and base units with worktops over, single drainer sink with the mixer tap over, integrated dual oven, four-ring induction hob with extractor fan over, void for washing machine and tumble dryer, void and plumbing for washing machine, lighting, power points, radiator, space for dining, void for American-style fridge freezer, uPVC double glazed window to the rear and sliding patio door giving access into the conservatory.

Living Room

18'5" x 13'4" (5.62 x 4.08)

Having lighting, power points, radiators, fireplace with complementary surround and hearth and a uPVC double glazed window to the front elevation.

Conservatory

14'6" x 10'0" (4.44 x 3.06)

Having lighting, power points, radiator, uPVC double glazing surrounding and door leading out to the garden.

Cloakroom

Comprising low flush W.C., hand wash basin with taps over, lighting, and double glazed window to the rear

Bedroom One

13'2" x 12'4" (4.03 x 3.76)

Having lighting, power points, radiator, uPVC double glazed window to the front and door leading into;

En-Suite

9'0" x 4'8" (2.75 x 1.43)

Comprising low flush W.C., hand wash basin with mixer tap over, wall-mounted heated towel rail, partially tiled walls, walk-in shower enclosure with wall-mounted shower head, inset spotlighting and extractor fan.



Bedroom Two

13'3" x 11'3" (4.06 x 3.45)

Having lighting, power points, radiator, in-built storage cupboard over the stairs and a uPVC double glazed window onto the front.

Bedroom Three

12'0" x 8'11" (3.68 x 2.74)

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

Bedroom Four

9'10" x 8'5" (3 x 2.57)

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

Shower Room

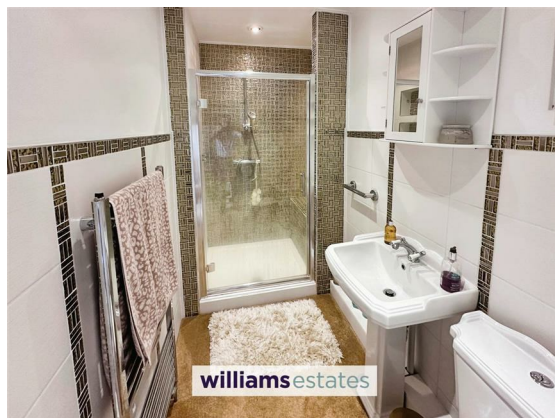
8'6" x 5'7" (2.61 x 1.72)

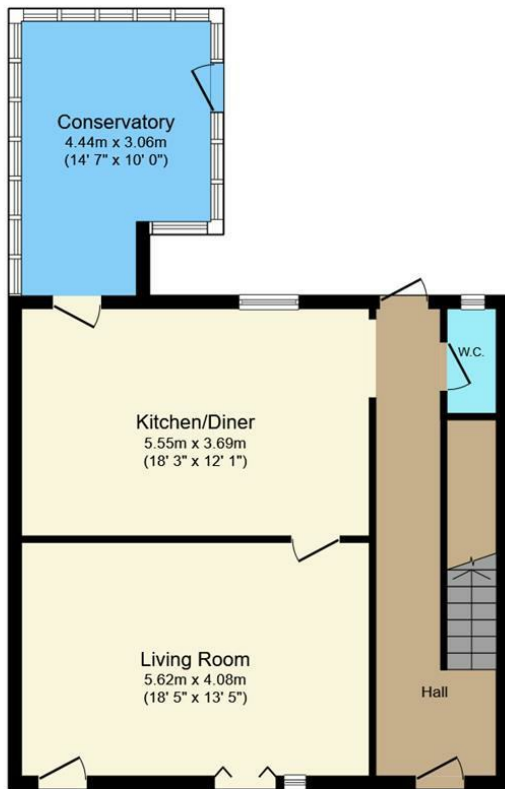
Comprising walk-in shower enclosure with wall mounted shower head, low flush W.C., bidet basin with taps over, hand wash basin with taps over, partially tiled walls, lighting radiator, and a uPVC obscured double glazed window to the rear.

Outside

The property is approached via concrete front garden for ease of low maintenance and enclosed by low timber fencing.

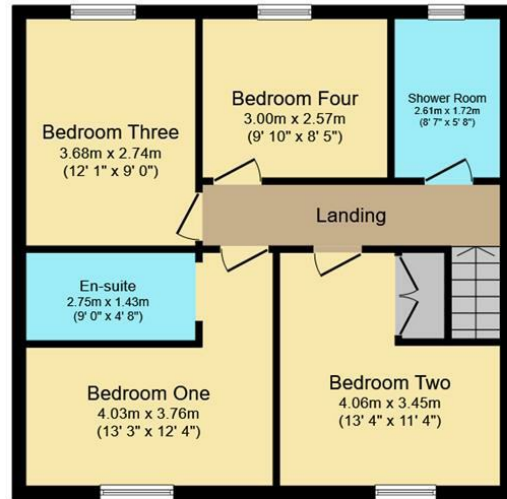
To the rear there is an enclosed garden landscaped with golden gravel and paved pathways leading up to a raised decked area with Summerhouse. Parking is available off Marion Road.





Ground Floor

Floor area 70.5 m² (759 sq.ft.)



First Floor

Floor area 58.0 m² (624 sq.ft.)

TOTAL: 128.5 m² (1,383 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		
(69-80) C		
(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.