



**58 Victoria Road West, Prestatyn,
Denbighshire, LL19 7AE**

£260,000

 2  1  1  D

EPC - D60

Council Tax Band - D

Tenure - Freehold

Victoria Road West, Prestatyn

2 Bedrooms - Bungalow - Detached

Available With No Onward Chain - Located in a popular residential area, this bungalow provides a peaceful retreat while still being close to local amenities and community facilities. Don't miss out on the opportunity to make this charming property your new home in Prestatyn. The property features a detached double fronted design, providing a sense of privacy and tranquillity. With views overlooking the picturesque Prestatyn Hillside, you can wake up to the beauty of nature every day. Step inside to discover three bedrooms, living room, a kitchen diner perfect for hosting gatherings and bathroom. The layout is ideal for both relaxation and entertainment, catering to all your lifestyle needs. Outside, the property offers well-maintained gardens at the front and rear, creating a serene outdoor space for you to enjoy. Additionally, there is parking available at the rear, ensuring convenience for you and your guests.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having dado rail, electric meter cupboard, radiator and doors off.

Living Room

12'6 min x 11'2 (3.81m min x 3.40m)

Having coved ceiling, dado rail, ample power points, TV aerial point, radiator, fire surround housing a living flame gas fire and double glazed bay window overlooking the front elevation enjoying views of Prestatyn Hillside.

Kitchen/Diner

12'6 x 11'7 (3.81m x 3.53m)

Fitted with a rang of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, part tiled walls, wall mounted Worcester gas central heating boiler, void for slot in cooker, void for washing machine, void for free standing fridge freezer, radiator, feature brick walling, vinyl flooring, inset spot lighting, built in pantry ideal for storage, double glazed windows to the side and rear elevations and double glazed door allowing access onto the rear garden.



Bedroom Two

12' into the bay x 11'2 (3.66m into the bay x 3.40m)

Having coved ceiling, radiator, power points, TV aerial point and double glazed bay window overlooking the front elevation enjoying distant views of Prestatyn Hillside.



Study

12'6 x 8'11 (3.81m x 2.72m)

Having radiator, power points and double glazed window overlooking the rear elevation and stairs leading to the first floor.

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

Fitted with a coloured three piece suite comprising of WC, pedestal hand wash basin, panelled bath with shower over, part tiled walls, radiator and obscure double glazed window.

Stairs Off To The First Floor

Having door leading to the main bedroom.

Bedroom One

16'7 max 13'10 min x 11'7 (5.05m max 4.22m min x 3.53m)

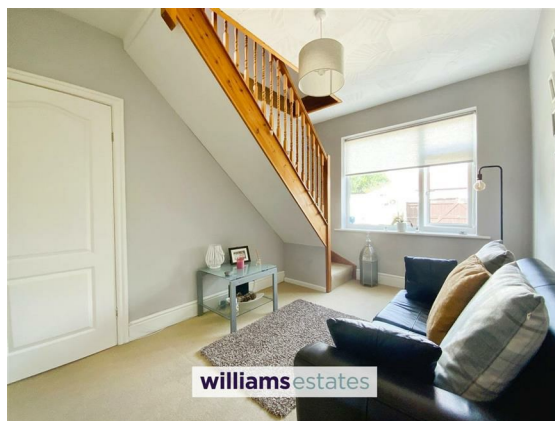
Having power points, radiator, built in wardrobes, storage into the eaves on both sides and velux window enjoying the panoramic views of Prestatyn Hillside.

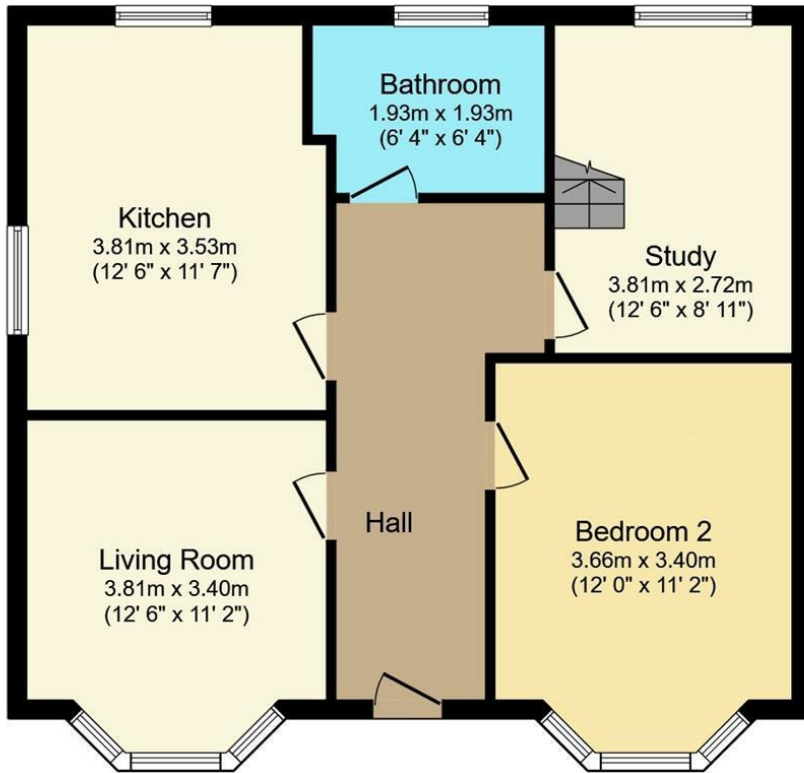
Outside

The property is approached via a single timber gate allowing access onto the paved pathway which leads to the front of the property. The garden to the front being mainly laid to lawn with mature plants and shrubs surrounding and is bound by walling. The enclosed rear garden having a paved patio, laid to lawn, raised decked area enjoying a sunny aspect, large area of golden gravel providing off street parking which is accessed to the rear of the property via double timber gates. The property benefits from having an outside timber store and is bound by wall and fencing enjoying a private setting.

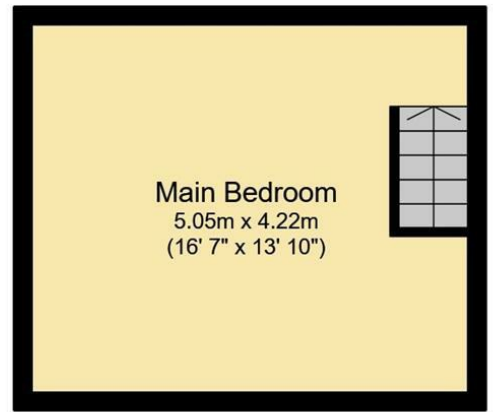
Directions

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 into Victoria Road West and the property can be found on the right hand side by way of our for sale board.





Ground Floor
 Floor area 69.6 m² (749 sq.ft.)



First Floor
 Floor area 20.9 m² (225 sq.ft.)

TOTAL: 90.5 m² (974 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		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
 01745 888900

Prestatyn@williamsestates.com

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.