



10 Bastion Gardens, Prestatyn, Denbighshire, LL19 7LU

£169,950

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EPC - C71 Council Tax Band - C Tenure - Freehold

Bastion Gardens, Prestatyn

3 Bedrooms - House - Semi-Detached

Welcome to this charming semi-detached house located in the desirable Bastion Gardens of Prestatyn. This property boasts a warm and inviting atmosphere, making it perfect for families looking for a new place to call home. One of the features of this property is its proximity to schools and playing fields, making it a breeze for families with children. Additionally, the short distance to the sea promenade offers the opportunity for leisurely strolls by the water, creating a serene and picturesque setting.



Accommodation

via a uPVC door leading into;

Entrance Hallway

Having lighting, power points, radiator, stairs to first floor landing and doors off;

Living Room

15'7" x 11'7" (4.77 x 3.55)

Having lighting, power points, inglenook fireplace, radiator, under stairs storage cupboard and large uPVC double glazed bay window to the front elevation.

Dining Area

8'11" x 7'1" (2.72 x 2.17)

Having space for dining with uPVC double patio doors leading out to the rear



Kitchen

8'11" x 7'4" (2.73 x 2.25)

Comprising wall, drawer and base units with worktops over, single drainer sink with mixer tap over, void and plumbing for washing machine, power points, partially tiled walls, void for free-standing fridge freezer, integrated oven with four ring induction hob and extractor fan above, radiator, lighting, uPVC double glazed window to the side elevation and a uPVC double glazed door giving access to the rear.

Stairs To First Floor Landing

Having lighting, power points, loft access hatch, uPVC double glazed window to the side elevation and doors off;

Bedroom One

14'1" x 8'5" (4.31 x 2.59)

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

Bedroom Two

10'2" x 8'5" (3.11 x 2.58)

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



Bedroom Three

6'10" x 6'0" (2.09 x 1.83)

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

Bathroom

5'11" x 5'5" (1.81 x 1.67)

Comprising low flush W.C., pedestal hand wash basin with taps over, bath with taps over and wall-mounted electric shower, radiator, lighting and a uPVC obscured double glazed window to the rear.

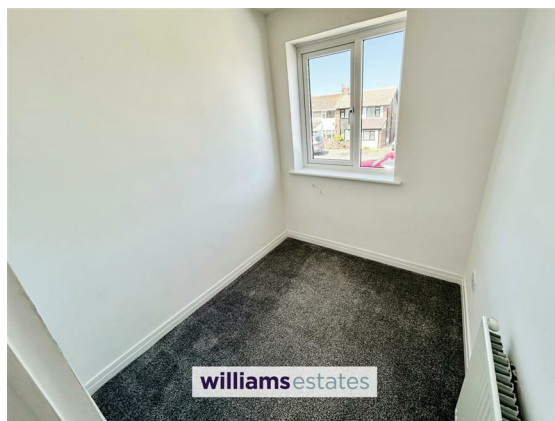
Outside

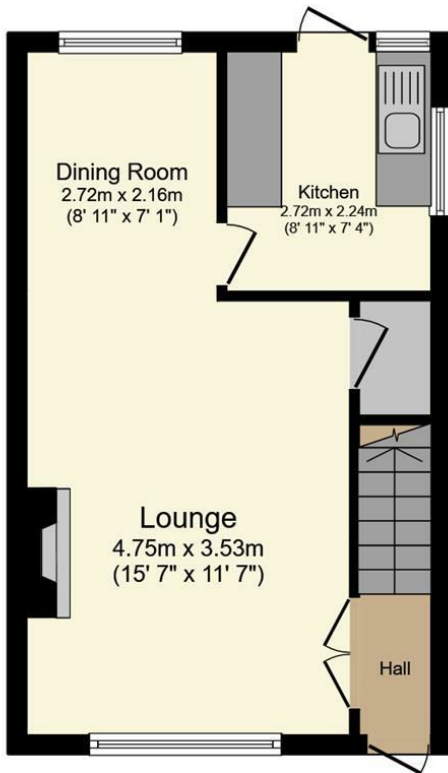
The property is approached via a driveway giving space for off-road parking. The front garden is laid with lawn for ease of maintenance.

To the rear the garden is enclosed with timber fencing and laid with lawn, there is a gravelled area which enjoys the sunshine ideal for al-fresco dining.

Directions

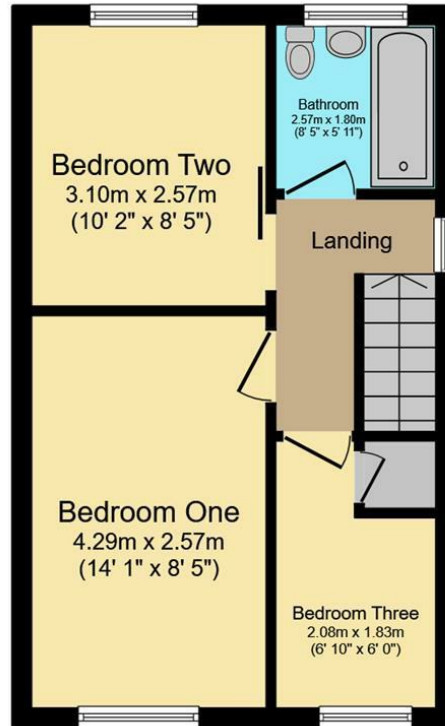
Proceed left from Prestatyn office to the roundabout. Take the second exit off onto Ffordd Pendyffryn and continue along passing the bus station and proceed over the roundabout to the traffic lights. Proceed straight over onto Bastion Road and take the second right turning onto Bastion Garden where the property can be found on the right hand side.





Ground Floor

Floor area 33.0 m² (355 sq.ft.)



First Floor

Floor area 33.0 m² (355 sq.ft.)

TOTAL: 66.0 m² (711 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		87
(69-80) C	71	
(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.