



**20 The Willows, Prestatyn,
Denbighshire, LL19 7YB**

£185,000

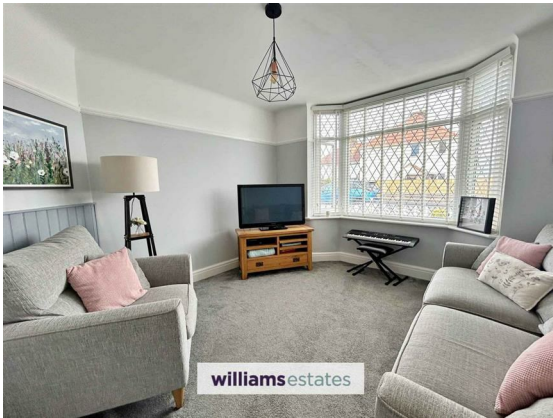
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EPC - D66 Council Tax Band - C Tenure - Freehold

The Willows, Prestatyn

3 Bedrooms - House - Semi-Detached

Idyllically located this Three Bedroom Semi-Detached House sits just minutes away from Prestatyn's seaside promenade alongside many other local amenities including shops, eateries and local schools. Having an open-plan kitchen and dining space this property has been entirely modernised throughout. Internal viewing is highly encouraged to appreciate what this property has to offer. EPC Rating D 66.



Accommodation

Via a uPVC double glazed door leading into the ;

Entrance Porch

With a timber framed door with obscure panelling leading into the ;

Entrance Hallway

Having lighting, cupboard housing the electrics, radiator, stairs to the first floor and doors into further accommodation.

Living Room

12'7" x 12'5" (3.84 x 3.78)

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



Kitchen/Diner

19'2" x 13'1" (5.84 x 3.99)

Fitted with a range of wall, drawer and base units with complementary worktops over, void for tall standing fridge-freezer, void and plumbing for washing machine, void for freestanding cooker with extractor hood above, cupboard housing the central heating boiler, ample dining space, lighting, power points, radiator, a uPVC double glazed window to the side and uPVC double glazed sliding patio doors into the rear garden.

Stairs to the First Floor Landing

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

Bedroom One

12'8" x 10'4" (3.86 x 3.15)

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

Bedroom Two

13'1" x 12'7" (3.99 x 3.84 (3.98 x 3.83))

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



Bedroom Three

8'4" x 7'0" (2.54 x 2.13)

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

Bathroom

6'10" x 6'1" (2.08 x 1.85)

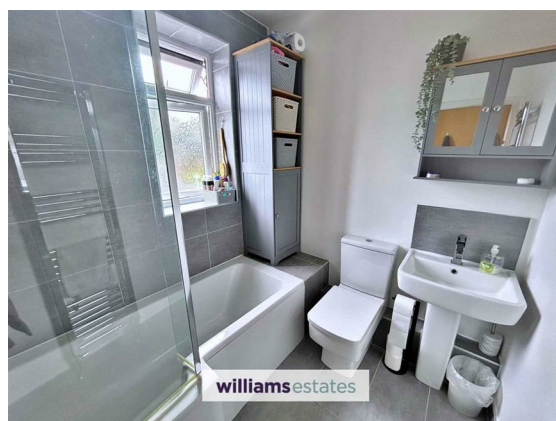
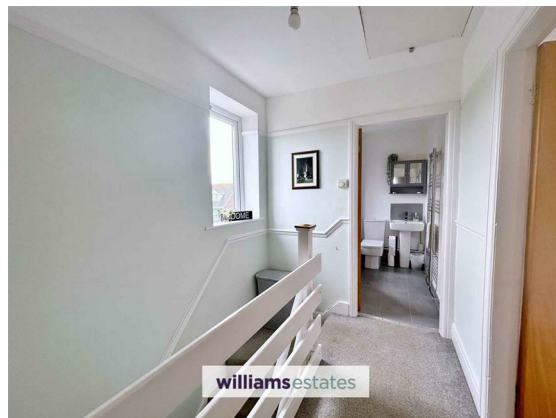
Having a p-shaped bath with wall mounted shower over, pedestal hand wash basin, low flush WC, chrome heated towel rail, partially tiled walls, tiled flooring, lighting and a uPVC double glazed obscure window to the side.

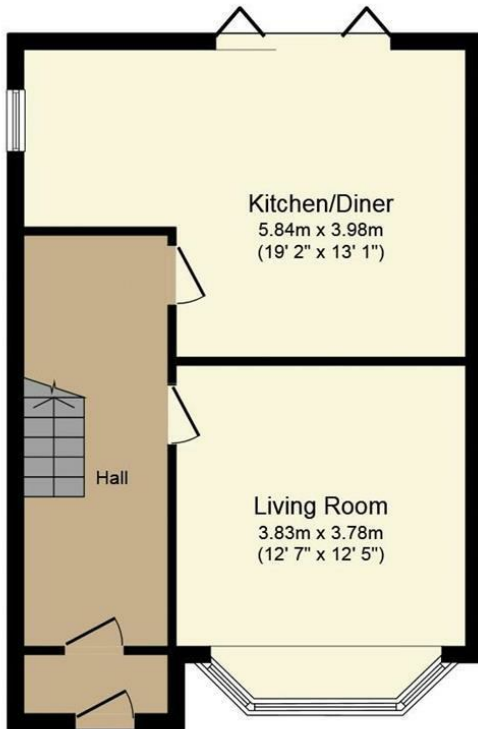
Outside

The property is approached via a concrete laid driveway providing off street parking with a raised planter adjacent with stone chippings and is bound by wall and fencing. Timber gateway provides access to the rear garden. The rear garden having a patio area ideal for al fresco dining, laid to lawn, outside store and is bound by wall and fencing.

Directions

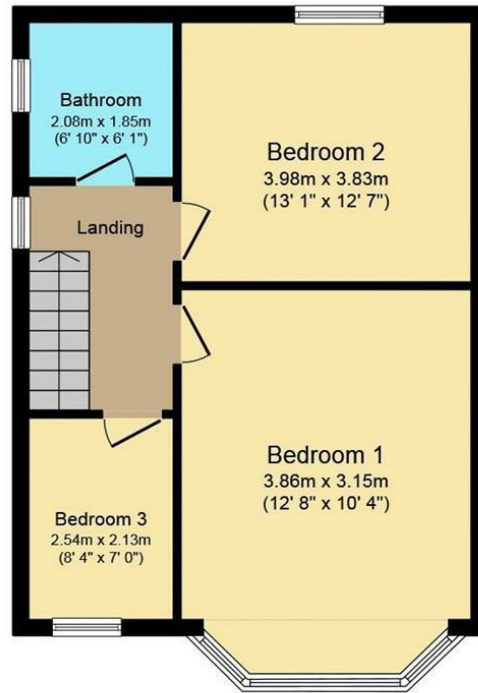
Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along over the railway bridge to the traffic lights. Turn left onto Victoria Road and continue along turning left onto The Willows after The Spar convenience store. No 20 can be seen on the right hand side.





Ground Floor

Floor area 47.7 sq.m. (514 sq.ft.) approx



First Floor

Floor area 46.0 sq.m. (495 sq.ft.) approx

Total floor area 93.7 sq.m. (1,009 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) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.