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**63 Winchester Drive, Prestatyn,  
Denbighshire, LL19 8DQ**

**£239,500**



**EPC - C74   Council Tax Band - C   Tenure - Freehold**

# Winchester Drive, Prestatyn

## 3 Bedrooms - Bungalow - Semi Detached

Available with No Onward Chain & Vacant Possession. Being fully refurbished throughout and extended, this delightful bungalow is sure to be your next home! Benefitting from a high specification interior, with the exterior being of ease and low maintenance. Comprising three good sized bedrooms, bathroom and a kitchen which flows through to the open plan living/dining area offering modern contemporary living. Don't miss out on your opportunity to make this home your forever move!



### Accommodation

via a modern front door, leading into the;

### Entrance Hallway

Providing access to further accommodation, having lighting and power points.

### Bedroom One

16'8" x 10'4" (5.09m x 3.17m)

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

### Bedroom Two

10'2" x 9'10" (3.10m x 3.01m)

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

### Bedroom Three

11'5" x 9'2" (3.5m x 2.80m)

Having lighting, power points, radiator, T.V. aerial point and a uPVC double glazed window onto the side elevation.

### Bathroom

5'11" x 5'8" (1.81m x 1.73m)

A newly fitted suite, comprising a low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, p-shaped bath with mixer tap over and a wall mounted shower head, lighting, extractor fan, wall mounted heated towel rail and a uPVC double glazed obscure window onto the side elevation.



## Kitchen

12'4" x 8'11" (3.78m x 2.72m)

A newly fitted kitchen, comprising wall, drawer and base units with a complementary worktop over, four ring electric hob with extractor fan above, stainless steel sink and a half and drainer with a stainless steel mixer tap over, integrated electric oven, integrated fridge freezer, integrated washing machine, integrated dishwasher, integrated microwave, lighting, power points, partially tiled walls, loft access hatch radiator and opening into the;



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## Open Plan Living / Dining Area

19'5" x 11'3" (5.92m x 3.43m)

An excellent size, having lighting, power points, radiator, space for dining, base and wall cupboard, uPVC double glazed window onto the rear and uPVC double glazed double patio doors leading out to the rear garden.

## Outside

To the front, the property is approached via an ease and low maintenance block paved driveway, providing ample space for off-road parking and being beautifully presented. To the rear the garden is block paved and bound by timber fencing. Outside there is a water source and electric, views of the hillside and the outside area is ideal for alfresco dining.



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**Floor Plan**

Floor area 79.4 m<sup>2</sup> (855 sq.ft.)

**TOTAL: 79.4 m<sup>2</sup> (855 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](http://www.Propertybox.io)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

| 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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