



22 Bastion Gardens, Prestatyn, Denbighshire, LL19 7LU

£165,000

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EPC - D59 Council Tax Band - C Tenure - Freehold

Bastion Gardens, Prestatyn

3 Bedrooms - House - Semi-Detached

**** No Onward Chain**** Three bedroom semi-detached house located in the desirable Bastion Gardens of Prestatyn, in need of modernisation throughout. One of the features of this property is its proximity to the town centre and amenities, schools, sea promenade and playing fields, making it a breeze for families with children.



Accommodation

Via a uPVC double glazed door, leading into the;

Entrance Hallway

Having lighting, radiator, power points, stairs to the first floor landing and double timber framed doors into the;

Lounge

16'3" x 11'2" (4.96m x 3.42m)

Having lighting, power points, radiator, glazed window onto the front elevation, telephone point, T.V. aerial point, fireplace with complementary surround and hearth, cupboard under the stairs and doors off.

Under Stairs Store Cupboard

Housing the electrics, gas meter and boiler.

Dining Room

8'3" x 6'11" (2.52m x 2.13m)

Having lighting, power points, radiator and a single glazed window onto the rear elevation.

Kitchen

8'5" x 7'3" (2.58m x 2.22m)

Comprising of wall, drawer and base units with worktop over, void for under the counter fridge, void for under the counter appliance, integrated electric oven with four ring hob, sink and a half and drainer with a stainless steel mixer tap over, lighting, power points, radiator, timber framed obscure glazed door giving access to the rear garden and timber framed single glazed window onto the side elevation.

Stairs to the First Floor Landing

Having lighting, power point, loft access hatch, uPVC double glazed window onto the side elevation and doors off.

Bedroom Two

10'2" x 8'5" (3.12m x 2.58m)

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



Bathroom

5'10" x 5'6" (1.79m x 1.69m)

Comprising of a low flush W.C., hand-wash basin with stainless steel taps over, bath with with stainless steel taps over and a wall mounted shower head, radiator, lighting and a uPVC double glazed obscure window onto the rear elevation.



Bedroom Three

9'6" x 5'10" (2.91m x 1.80m)

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

Bedroom One

14'0" x 8'5" (4.29m x 2.59m)

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



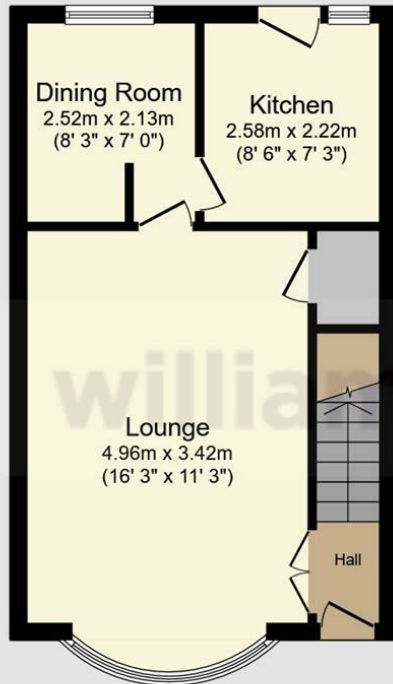
Outside

The property is approached via a driveway, providing ample space for off-road parking, with the front garden being mainly laid to lawn. To the rear, the garden is mainly laid to lawn, housing a garage and bound by timber fencing. Behind the property is a bowls club, offering a peaceful outlook onto the green and further views of Prestatyn hillside in the distance. Enjoying a sunny aspect all afternoon long and ideal for alfresco dining.

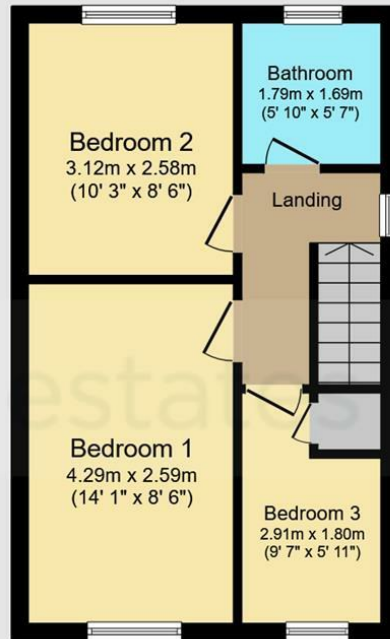
Directions

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 34.9 m² (375 sq.ft.)



First Floor
Floor area 33.7 m² (363 sq.ft.)

TOTAL: 68.6 m² (739 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	59
(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.

