



**25 Warren Drive, Prestatyn,  
Denbighshire, LL19 7HT**

**£210,000**

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**EPC - D59**

**Council Tax Band - C**

**Tenure - Freehold**

# Warren Drive, Prestatyn

## 3 Bedrooms - Bungalow

A spacious detached bungalow in a popular residential area of Prestatyn and within walking distance to the seaside promenade, local golf club and local amenities. The accommodation briefly affords entrance hallway, good sized living room & kitchen, three bedrooms and modern fitted shower room/wet room. To the outside gardens to the front, side and rear. Available with no onward chain.



### Accommodation

Via a double glazed door leading into the entrance hallway.

### Entrance Hallway

Having coved ceiling, dado rail, two radiators, power points, two built in storage cupboards and doors off.

### Living Room

21' x 14'5 (6.40m x 4.39m )

Having two radiators, ample power points, TV aerial point, feature fireplace housing an electric fire and double glazed windows overlooking the front side and rear elevations.

### Shower Room/Wet Room

7'11 x 5'10 (2.41m x 1.78m)

Fitted with a low flush W.C., pedestal hand wash basin, walk in shower with wall mounted shower, wall mounted shower seat, heated towel rail, extractor fan and obscure double glazed window to the front elevation.

### Bedroom Two

12'3 x 7'4 (3.73m x 2.24m)

Having radiator, power points and double glazed window to the side elevation.

### Bedroom One

12'5 x 9'10 (3.78m x 3.00m)

Having radiator, power points, fitted wardrobes and double glazed window overlooking the front elevation.

### Bedroom Three

10'1 x 7'4 (3.07m x 2.24m )

Having radiator, power points and double glazed window to the rear elevation.



## Kitchen

17'4 x 7'11 (5.28m x 2.41m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap, part tiled walls, built in oven and hob with extractor hood over, void for washing machine, void for free standing fridge freezer, radiator, tiled flooring, wall mounted electric trip switches, double glazed window overlooking the front elevation and double glazed sliding patio doors allowing access to the rear garden.

## Loft Room

22'9 x 10'5 (6.93m x 3.18m )

Accessed via a pull down ladder and having built in storage cupboard, radiator, lighting and power and Velux window.

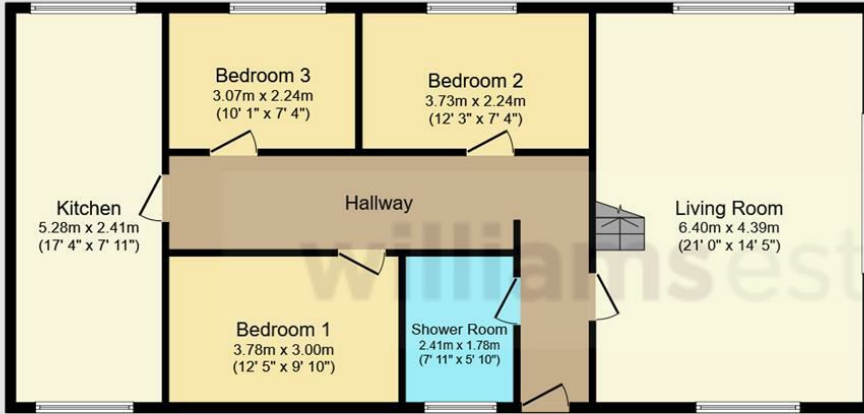
## Outside

The property is approached via a blocked paved driveway providing off street parking. A concrete path leads to the front door. The garden to the front and side is laid to lawn and is bound by walling with the rear garden being easy to maintain and and is bound by walling.

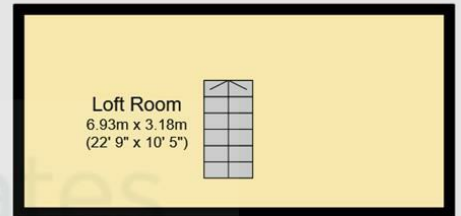
## Directions

From the Prestatyn office proceed to the mini roundabout turn right onto Ffordd Pendyffryn, proceed over the railway bridge to the traffic lights and turn right onto Marine Road. Turn left, just before the right hand bend and immediate right and right again into Warren Drive. Follow the road to the left and the property can be seen on the left hand side by way of a For Sale board.





**Ground Floor**  
Floor area 89.0 m<sup>2</sup> (958 sq.ft.)



**First Floor**  
Floor area 21.9 m<sup>2</sup> (236 sq.ft.)

**TOTAL: 110.9 m<sup>2</sup> (1,194 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) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Call us on  
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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.

