



**4 Deric Close, Prestatyn, Denbighshire,  
LL19 7BE**

**£190,000**

 3  1  2  E

**EPC - E46**

**Council Tax Band - C**

**Tenure - Freehold**



# Deric Close, Prestatyn

## 3 Bedrooms - Bungalow - Semi Detached

A spacious semi detached bungalow located in a popular seaside location and within easy reach to the local amenities. The accommodation briefly affords living room, dining area, fitted kitchen with utility room, two ground floor bedrooms and bathroom with a good sized bedroom to the first floor. Gardens to the front and rear, off street parking and a detached garage. Available with no onward chain.



### Accommodation

Via timber glazed door leading into the entrance hallway.

### Hallway

Having radiator, power points, electric meter, stairs off to the first floor and doors off.

### Living Room

15'5 x 11' (4.70m x 3.35m)

Having coved ceiling, radiator, power points, wooden fire surround housing an electric fire, wall light points and timber glazed double door allowing access into the dining area.

### Dining Area

7'11 x 7'6 (2.41m x 2.29m)

Having radiator, power points, laminate flooring, double glazed double doors allowing access onto the rear garden and opening leading into the kitchen.

### Kitchen

11'8 max x 10'3 max (3.56m max x 3.12m max)

Fitted with a range of wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap, partly tiled walls, built in oven and hob with extractor hood over, cupboard housing the central heating boiler, void for dishwasher, laminate flooring, single glazed window to the side elevation and door leading into the utility room.

### Utility Room

7' x 5'6 (2.13m x 1.52m'1.83m)

Having power points, plumbing for washing machine, built in storage cupboard, single glazed window to the side elevation, double glazed window to the rear elevation and double glazed door allowing access onto the rear garden.

### Bathroom

Fitted with a white three piece suite comprising of low flush W.C., pedestal hand wash basin, panelled bath with shower over, partly tiled walls, radiator, laminate flooring and double glazed obscure window to the side elevation.



### Bedroom One

15'7 into the bay x 10'3 (4.75m into the bay x 3.12m)

Having radiator, power points, stripped wooden flooring and double glazed bay window overlooking the front elevation.



### Bedroom Two

9'5 x 9'4 (2.87m x 2.84m )

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

### Stairs Off To The First Floor

Having a turned staircase and door leading to the bedroom.

### Bedroom Three

17'2 x 11'1 (5.23m x 3.38m)

Having ample power points, radiator, two built in storage cupboards, wall light points, loft hatch access and double glazed window overlooking the front elevation.



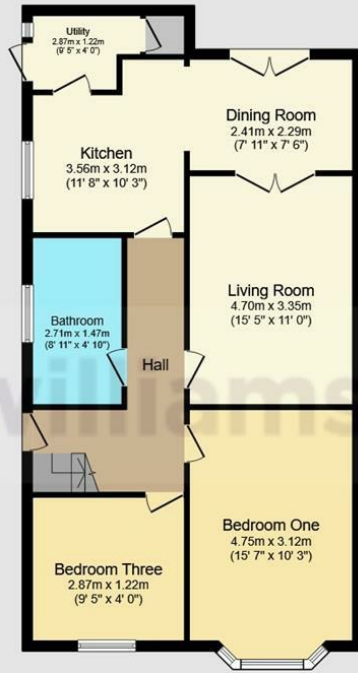
### Outside

The property is approached via a gravelled driveway providing off street parking. The garden to the front being laid to lawn with mature hedges and trees. A paved pathway leads to the front door and to a timber gate allowing access to the rear garden. The enclosed rear garden having a paved patio, laid to lawn with a variety of plants and shrubs and is bound by wall and hedging. The property has a detached garage with timber door and having power and lighting, window to the side.

### Directions

Proceed from the Prestatyn office to the mini roundabout turning right onto Ffordd Pendyfryn continue along over the bridge to the traffic lights. Turn left onto Victoria Road and continue along past the Ffrith Festival Gardens onto Victoria Road West. Continue along Victoria Road West and Turn right onto Clive Avenue to the bottom and turn right onto Green Lane and onto Deric Close the property can be found on the right hand side.





**Ground Floor**  
Floor area 81.9 m<sup>2</sup> (882 sq.ft.)



**First Floor**  
Floor area 16.1 m<sup>2</sup> (173 sq.ft.)

**TOTAL: 98.0 m<sup>2</sup> (1,055 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 |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | <b>72</b> |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   | <b>46</b>               |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

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