



**9 Plas Newydd Drive, Prestatyn,  
Denbighshire, LL19 7YL**

**£225,000**

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**EPC - D60**

**Council Tax Band - C**

**Tenure - Freehold**



# Plas Newydd Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Being modern and beautifully presented throughout, this detached bungalow is set on a corner plot offering surrounding gardens. Internally comprising of two bedrooms, lounge, kitchen/diner and shower room, with added benefits of uPVC double glazing, central heating, ample off-road parking and being close to all local amenities. Internal viewing is highly recommended!



### Accommodation

via a uPVC double glazed door with double glazed panelling adjacent, leading into the;

### Entrance Hallway

Being light and airy, having lighting, power points, radiator, store cupboard housing the boiler and ideal for storage and doors off.

### Lounge

14'3" x 11'10" (4.35m x 3.61m)

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

### Kitchen/Diner

14'5" x 8'1" (4.40m x 2.47m)

Comprising of wall, drawer and base units with worktop over, stainless steel sink and drainer with a stainless steel mixer tap over, void for a dishwasher, integrated electric oven with a four ring electric hob and extractor fan above, space for a freestanding fridge/freezer, uPVC double glazed window onto the side elevation, space for dining, lighting, power points, radiator and a uPVC double glazed door leading into the Utility/Porch.

### Utility/Porch

Having space for a washing machine under the counter with complementary worktop over, uPVC double glazed window onto the front elevation and a uPVC double glazed door giving access to the rear.

### Bedroom One

12'9" x 8'9" (3.90m x 2.69m)

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

### Bedroom Two

11'10" x 9'6" (3.62m x 2.90m)

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



### Shower Room

7'3" x 6'3" (2.21m x 1.92m)

Comprising of a walk-in shower enclosure with a rainfall shower head above, vanity hand-wash basin with stainless steel mixer tap over, low flush W.C., wall mounted heated towel rail, lighting, extractor fan and a uPVC double glazed obscure window onto the side elevation.

### Outside

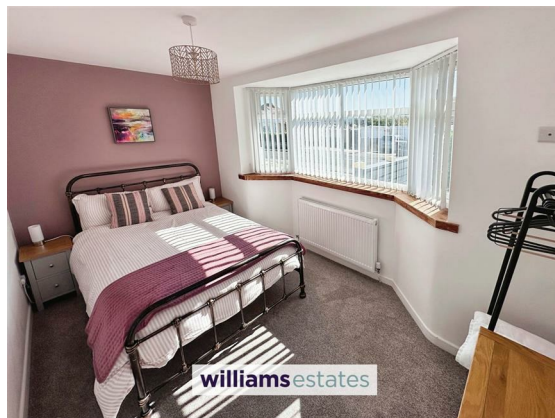
The property is situated on a corner plot, with gardens being mainly laid to lawn and enjoying a sunnt aspect. The gardens offer a private setting due to the boundary being surrounded by mature hedging. A paved pathway leads up to the accommodation and there is ample space for off-road parking via a driveway accessed from Morgan Road, where the garage can be accessed too.

### Garage

Having an up and over door and personal door to the side.

### Directions

From the Prestatyn office to the mini roundabout and take the turning right onto Ffordd Pendyffryn. Continue along past the bus station and over the bridge. At the traffic lights turn left onto Victoria Road and follow this road for approximately a mile. After the Ffrith Festival Gardens take the third turning on the left into the service road, then first left into Methven Drive and next left into Stephen Road, follow the road to the end and turn right at the T-Junction, onto Plas Newydd drive where the property can be found on your left hand side.





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### Floor Plan

Floor area 64.5 m<sup>2</sup> (694 sq.ft.)

TOTAL: 64.5 m<sup>2</sup> (694 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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</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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