

**291 Victoria Road, Prestatyn,  
Denbighshire, LL19 7UT**

**£155,000**

 3  1  2  E

**EPC - E54**

**Council Tax Band - C**

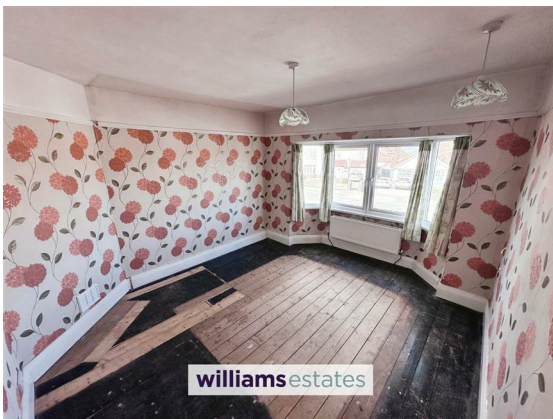
**Tenure - Freehold**



# Victoria Road, Prestatyn

## 3 Bedrooms - House - Semi-Detached

A traditional three bedroom semi detached house located close to local amenities, bus services and easy walk to the sea front. The accommodation offers two reception rooms and kitchen and to the first floor, three bedrooms and bathroom. Benefitting from off-road parking and being spacious throughout. Available with vacant possession and no onward chain!



### Accommodation

via a uPVC obscure double glazed door, with obscure uPVC double glazed panel adjacent and leads into;

### Entrance Porch

6'7" x 3'8" (2.01 x 1.13)

Having lighting and a timber framed obscure glazed door leading into;

### Entrance Hall

Cupboard housing the electrics, having lighting, power, radiator, stairs to the first floor landing and doors off.

### Living Room

13'3" x 12'2" (4.04 x 3.71)

With lighting, radiator, power points and a timber framed single glazed window to the front elevation.



### Dining Room

13'3" x 12'3" (4.04 x 3.74)

With lighting, power points, radiator and uPVC double glazed window to the rear elevation.

### Kitchen

9'6" x 6'7" (2.90 x 2.01)

With a range of wall, drawer and base units with worktop over, stainless steel sink and drainer with stainless steel taps, power points, lighting pantry, radiator, timber framed single glazed timber window to the side elevation and timber single glazed door giving access to the outside.

### Stairs to the First Floor Landing

Having lighting, timber framed leaded glazed window to the side elevation and doors off.

### Bedroom One

13'3" x 12'4" (4.04 x 3.76)

Having lighting, power points, radiator, walk in shower enclosure with wall mounted shower head, washbasin with stainless steel tap over, tiled splash back and a timber framed single glazed window onto the rear elevation enjoying views of the hillside.



### Bedroom Two

13'1" x 11'5" (4.01 x 3.49)

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

### Bedroom Three

7'10" x 7'6" (2.39 x 2.29)

Having lighting, power points, radiator and a timber framed single glazed window onto the front elevation.

### Bathroom

7'0" x 6'7" (2.15 x 2.02)

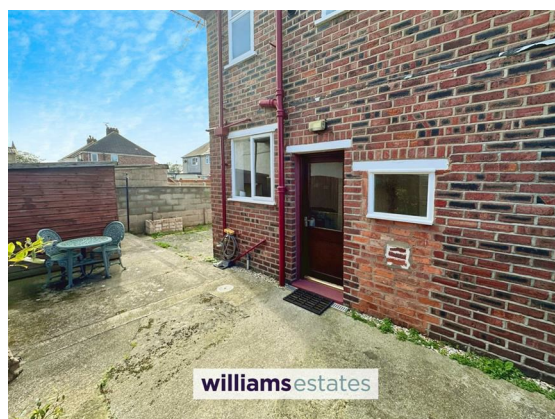
Comprising a low flush W.C, washbasin with stainless steel taps over, cast iron bath with stainless steel taps over, storage cupboard housing the central heating boiler, radiator, lighting, extractor fan and a timber framed single glazed window onto the side elevation.

### Outside

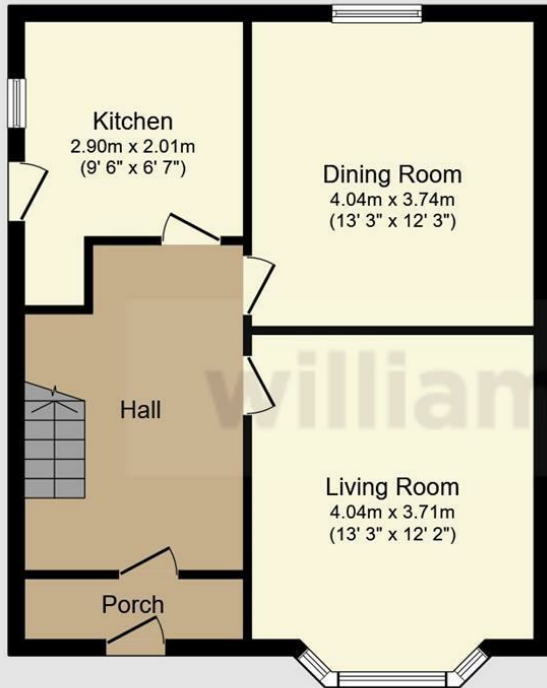
To the front, the property is approached via a wrought iron gate giving access to the front driveway for ample off road parking. The front garden is paved with gravel for ease of maintenance and bound by timber fencing. To the rear being paved for ease of maintenance and offers a sunny aspect ideal for Al Fresco dining. Space for housing a shed if required. The outside also benefits from outdoor lighting to the front, side and rear.

### Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn Road. Continue passed the bus station on the left, over the bridge, veering right to the traffic lights. Turn left onto Victoria Road and proceed along, passing the Co-Op on the right hand side, continue along and the property can be found on the left hand side.







### Ground Floor

Floor area 56.0 m<sup>2</sup> (603 sq.ft.)



### First Floor

Floor area 55.1 m<sup>2</sup> (593 sq.ft.)

**TOTAL: 111.1 m<sup>2</sup> (1,196 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>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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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