



**244 Victoria Road, Prestatyn,
Denbighshire, LL19 7UU**

£155,000

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EPC - E50

Council Tax Band - B

Tenure - Freehold

Victoria Road, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

A two bedroom semi detached bungalow located close to local amenities and stone's throw away from the seaside promenade. Having two bedrooms, living room, kitchen, bathroom and conservatory. Available with no onward chain and vacant possession. Having ample of road parking and easy to maintain garden. Internal viewings highly recommended.



Accommodation

Via a timber framed single glazed door leading into the porch.

Entrance Porch

Via a timber door with a feature window leading into:

Hallway

Having lighting, power, storage cupboards, loft access hatch, radiator and doors off.

Living Room

13'5" x 11'5" (4.09m x 3.48m)

Having power, TV aerial, lighting, radiator, uPVC double glazed bay window to the front elevation.

Kitchen

9'10" x 6'3" (3.02m x 1.91m)

Comprising of wall and base units with counter top over, one and a half sink drainer with stainless steel mixer tap over, power points, lighting, void for cooker with gas connection, dual timber glazed windows into the conservatory and a timber glazed stable door leading into the:

Conservatory

19'5" x 6'9" (5.92m x 2.08m)

Having a radiator, power point, lighting, uPVC windows to the side elevation and doors to both ends leading into the rear and front garden.

Bedroom One

11'0" x 9'10" (3.36m x 3.00m)

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

Bedroom Two

9'10" x 7'10" (3.00m x 2.41m)

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



Bathroom

5'10" x 5'10" (1.79m x 1.78m)

Having a bath with stainless steel taps, shower over, hand wash basin, low flush W.C., feature diamond shaped window to the front and a uPVC double glazed obscure window to the side.

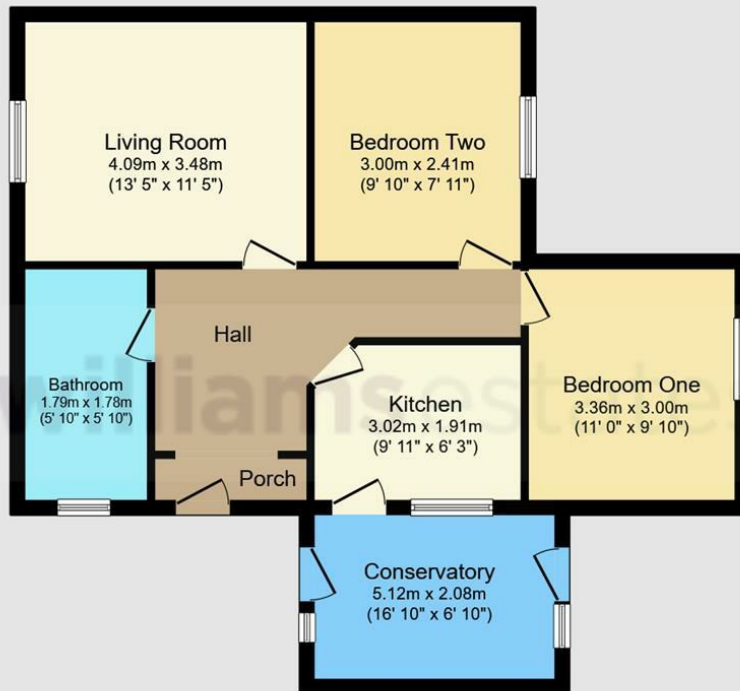
Outside

The property is approached via a tarmac drive with ample off road parking. The rear garden is paved for low maintenance, sunny and private area making it ideal for alfresco dining, having a bricked outbuilding with plumbing and electric making it perfect for a washing machine and dryer also having a outside water tap.

Directions

Proceed from the Prestatyn Office left onto the roundabout and take the second exit off onto Ffordd Pendyffryn continuing along past the bus station on the left hand side, over the railway bridge to the traffic lights. Turn left onto Victoria Road and continuing along before the spar convenience store on the left you will find 244 on the right hand side, indicated by our for sale board.





Floor Plan

Floor area 69.4 m² (747 sq.ft.)

TOTAL: 69.4 m² (747 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	
(69-80) C	76
(55-68) D	
(39-54) E	50
(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.

