



5 Dwyfor Court, Prestatyn, Denbighshire, LL19 8DR

£219,950

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EPC - F34

Council Tax Band - C

Tenure - Freehold

Dwyfor Court, Prestatyn

2 Bedrooms - Bungalow - Detached

A beautifully presented detached bungalow located in a quiet cul-de-sac position. The accommodation briefly affords entrance hallway, modern fitted kitchen, living room, conservatory, two bedrooms and a modern fitted shower room. To the outside gardens to the front with driveway and garage and an enclosed rear garden. The property benefits from having gas fired central heating and double glazing. Viewing essential to fully appreciate what the bungalow has to offer.



Accommodation

Via a modern composite door allowing access into the entrance hallway.

Entrance Hallway

Having coved ceiling, radiator, power point, built in storage cupboards one housing the gas central heating boiler, wooden flooring, loft hatch access, wall light points and doors off.

Kitchen

9'8 x 8'7 (2.95m x 2.62m)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, stainless steel sink and drainer with mixer tap, built in double oven with a four ring gas hob and extractor hood over, integrated fridge freezer, void for washing machine, breakfast bar in keeping with the kitchen, radiator, ample power points, tiled flooring and double glazed window overlooking the front elevation.



Living Room

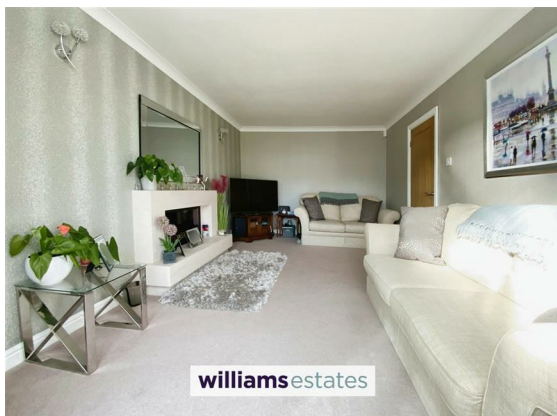
15'10 x 10'3 (4.83m x 3.12m)

Having coved ceiling, wall light points, radiator, modern fire suite housing a gas fire, TV aerial point, ample power points and double glazed sliding patio doors leading into the conservatory.

Conservatory

10'8 x 9'2 (3.25m x 2.79m)

Having tiled flooring, power points, half brick built wall with double glazed windows surrounding and double glazed sliding patio door allowing access onto the rear garden.



Bedroom One

13'9 x 10'3 (4.19m x 3.12m)

Having coved ceiling, radiator, ample power points, TV aerial point and double glazed window overlooking the front elevation.

Shower Room

6'5 x 5'11 (1.96m x 1.80m)

A modern three piece suite fitted with double shower enclosure with wall mounted shower head and separate waterfall shower head, low flush W.C., pedestal hand wash basin, tiled walls, tiled flooring, radiator and obscure double glazed window to the side elevation.

Bedroom Two

9'9 x 8'5 (2.97m x 2.57m)

Having radiator, ample power points, TV aerial point and double glazed window overlooking the rear elevation.

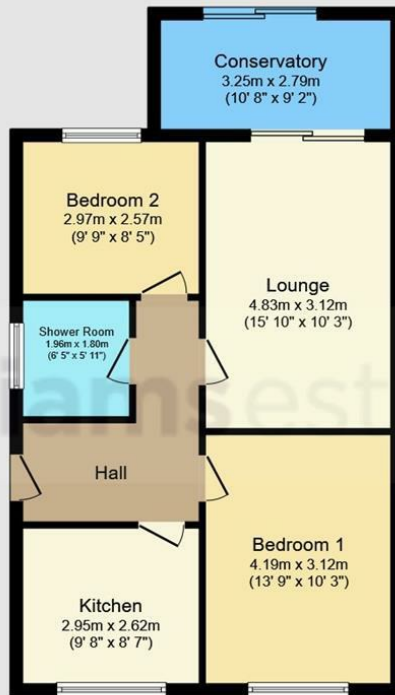
Outside

The property is approached via a blocked paved driveway providing ample off street parking. The driveway leads to the garage with up and over door and single glazed window overlooking the rear garden. The front garden being mainly laid to lawn with a variety of plants and shrubs. A timber gate allows access to the enclosed rear garden. The enclosed rear garden having a paved patio, a raised lawned area, bound by mature hedging and outside timber store. A further timber gate to the other side allows access to the front garden. The property benefits from having outside lighting and outside water supply.

Directions

From the Prestatyn office proceed right at the mini roundabout and first left onto Fforddisa, continue over the crossroads and take the first right into Hardwyn Drive, first right into Clwyd Court then left into Dwyfor Court,





Floor Plan

Floor area 64.4 m² (693 sq.ft.)

TOTAL: 64.4 m² (693 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	84
(69-80) C	
(55-68) D	
(39-54) E	34
(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.

