



**4 Lichfield Drive, Prestatyn,  
Denbighshire, LL19 8AP**

**£229,950**

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**EPC - D62**

**Council Tax Band - D**

**Tenure - Freehold**

# Lichfield Drive, Prestatyn

## 2 Bedrooms - House - Detached

Available with No Onward Chain! Presented tastefully throughout this two bedroomed family home is a true gem. Situated close to all local amenities and a short walk to the seaside promenade. Benefitting from gardens to the front and rear with the front also offering ample off road parking. Comprising of two good sized bedrooms, beautifully decorated lounge, modern kitchen and bathroom, dining room and conservatory. Added benefits include gas central heating and uPVC double glazing. Do not miss out on your opportunity to view.



### Accommodation

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

### Entrance Hallway

Having lighting, power points, radiator, stairs to the first floor landing and doors off.

### Dining Room

10'11" x 10'2" (3.34m x 3.12m )

Having lighting, power points, radiator, cupboard under the stairs for storage and uPVC double glazed doors giving access into the rear conservatory.

### Conservatory

10'9" x 10'6" (3.30m x 3.21m )

Having lighting, power points and uPVC double glazed double patio doors giving access to the rear garden.



### Kitchen

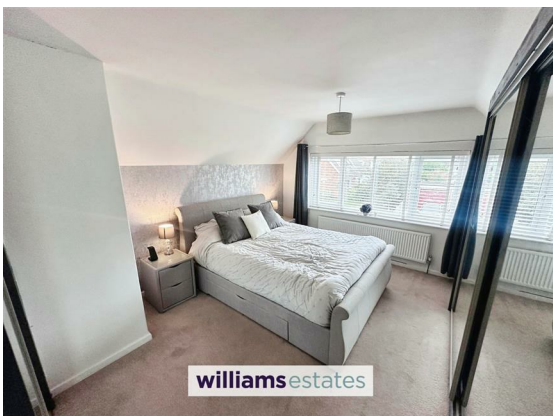
13'4" x 8'9" (4.08m x 2.67m )

Comprising of wall, drawer and base units with a complementary worktop over, sink and a half and drainer with stainless steel mixer tap over, partially tiled walls, lighting, power points, void for free standing cooker with stainless steel extractor fan over, void for a washing machine cupboard housing the boiler, and a uPVC doubled glazed window onto the rear, and a uPVC double glazed door giving access onto the rear.

### Lounge

14'8" x 13'3" (4.48m x 4.06m )

Having lighting, power points, radiator, media wall and a large uPVC double glazed window onto the front.



### Bathroom

6'4" x 5'4" (1.95m x 1.64m )

Comprising a low flush W.C., vanity hand-wash basin with a stainless steel mixer tap over, bath with mixer tap over and a wall mounted shower head, inset spot lighting, wall mounted heated towel rail, extractor fan and a uPVC double glazed obscure window to the front elevation.

## Stairs to the First Floor Landing

Having lighting and doors off.

## Bedroom One

14'7" x 11'6" (4.47m x 3.51m )

Having lighting, power points, radiator, fitted wardrobes for storage and a large uPVC double glazed window onto the front enjoying views of Prestatyn hillside.



## Bedroom Two

11'8" x 10'3" (3.58 x 3.14m )

Having lighting, power points, radiator, storage space into the eaves and a uPVC double glazed window onto the rear over looking the rear garden.

## Outside

To the front the property is approached via a driveway providing ample space for off road parking with the front garden being laid to lawn. There is a timber gate providing access to the side/rear garden. To the rear the garden is of ease and low maintenance, being mainly and paved ideal for outdoor seating/entertaining or alfresco dining. Having an outside water source bound by timber fencing and enjoying a sunny aspect all afternoon long.



## Garage

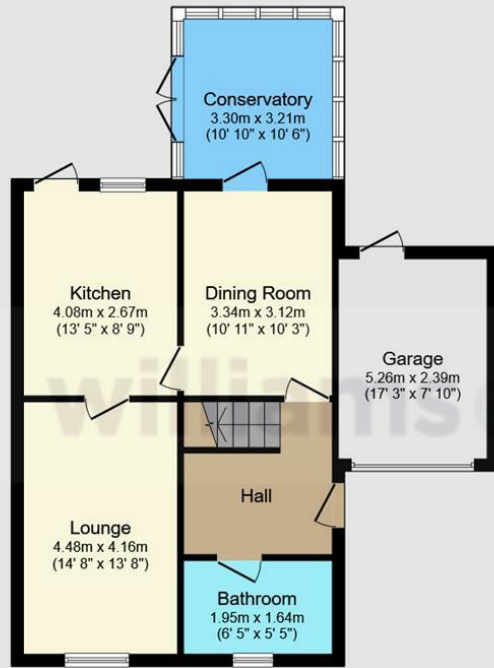
17'3" x 7'10" (5.26m x 2.39m )

Having lighting, power points, up and over door to the front and a timber framed door giving access to the rear garden.

## Directions

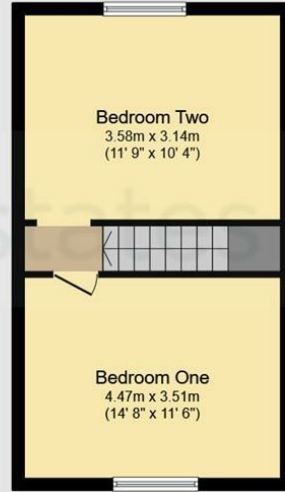
Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and continue to the crossroads taking the right turning onto Ffordd Penwylfa. Continue along taking the third right onto The Broadway and left onto Llandaff Drive and take the next left onto Lichfield Drive where the property can be found on your right hand side.





**Ground Floor**

Floor area 60.9 sq.m. (655 sq.ft.)



**First Floor**

Floor area 36.2 sq.m. (389 sq.ft.)

**TOTAL: 97.0 sq.m. (1,044 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

