



**1 Highbury Close, Prestatyn,  
Denbighshire, LL19 7PD**

**£155,000**

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**EPC - D60**

**Council Tax Band - C**

**Tenure - Freehold**



# Highbury Close, Prestatyn

## 2 Bedrooms - Bungalow - Detached

A delightful two bedroom detached bungalow located in the sought after town of Prestatyn within easy reach to all the local amenities and seaside promenade. Comprises of entrance porch, lounge, kitchen/diner, two bedrooms, bathroom, garage and a driveway providing off road parking. The accommodation would benefit from cosmetic improvements. This property benefits from no onward chain and no vacant possession.



### Accommodation

Via a timber obscure glazed door leading into;

### Entrance Porch

Having a timber framed obscure glazed door leading into entrance hall.

### Entrance Hall

Having lighting, radiator, loft access hatch, cupboard for storage and doors off.

### Living Room

13'5" x 11'5" (4.10m x 3.50m )

Having lighting, power points, radiator, T.V arial points, electric fireplace with complimentary surrounding hearth, timber framed single glazed window to the side and a timber framed single glazed bay window onto the front.



### Bedroom One

12'0" x 10'0" (3.66m x 3.05m )

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

### Bedroom Two

10'1" x 8'1" (3.08m x 2.48m )

Having lighting, power points, radiator, fitted wardrobes for storage and a timber framed single glazed window onto the rear elevation.

### Shower Room

7'0" x 6'5" (2.14m x 1.96m )

Comprising of a walk in shower enclosure with a wall mounted shower head, low flush W.C., hand wash basin with stainless steel taps over, radiator, lighting, partially tiled walls and a timber framed obscure glazed window onto the rear.



### Kitchen/Diner

14'6" x 9'11" (4.44m x 3.04m )

Comprising of wall drawer and base units with worktop over, void for freestanding cooker, wall mounted ideal boiler, stainless steel sink and drainer with a stainless steel mixer tap over, partially tiled walls, void for washing machine, void for tumble dryer, void for under the counter fridge freezer, timber framed single glazed door giving access to the rear garden, lighting power points, radiator and a timber framed single glazed window onto the rear.

### Outside

The property is approached via a driveway providing space for off road parking, ease and low free maintenance with a path leading up to the front of the accommodation. To the rear the garden is mainly laid to lawn with an outside patio area ideal for alfresco dining. Access into the garage, bound by timber fencing enjoying a sunny aspect all afternoon long and a peaceful private location.

### Garage

17'5" x 10'0" (5.33m x 3.05m )

Up and over door to front, lighting, power points, great space for storage with a work bench to the rear of the garage and a timber door giving access to the rear garden.

### Directions

Proceed left from Prestatyn office to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along passing the bus station (on the left) and continue over the railway bridge to the traffic lights. At the lights continue straight over onto Bastion Road and take the first right turning onto Highbury Avenue. Continue along and take the left turning onto Highbury Close. The property can be found on the right hand side, by way of our For Sale board.





### Floor Plan

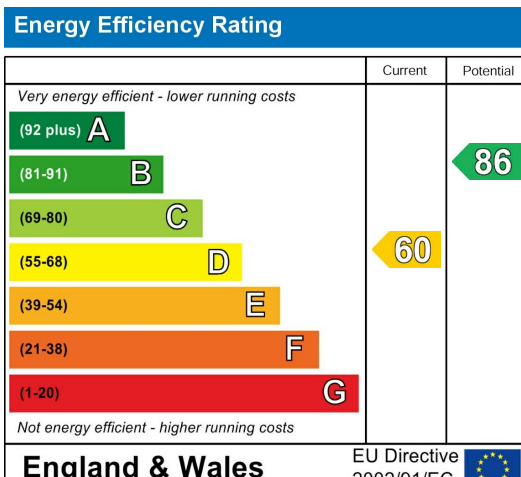
Floor area 74.1 m<sup>2</sup> (797 sq.ft.)

TOTAL: 74.1 m<sup>2</sup> (797 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](http://www.Propertybox.io)

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.



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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.

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