



**30 Bastion Gardens, Prestatyn,
Denbighshire, LL19 7LU**

£180,000

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EPC - D63 Council Tax Band - C Tenure - Freehold

Bastion Gardens, Prestatyn

3 Bedrooms - House - Semi-Detached

Available with No Onward Chain is this Three Bedroom Semi Detached house located in the desirable Bastion Gardens. Close to all local amenities and a short walk to the seaside promenade makes this property ideal for families. This property comprises of three bedrooms, living room, kitchen/diner, bathroom, front and rear gardens, garage and a large driveway. Perfect for first time buyers or property investors. Viewing is highly recommended.



Accommodation

Via a uPVC double glazed front door leading into the:

Entrance Hall

Having lighting, tiled floor, stairs leading up to first floor with hand banister and timber framed glass panelled French doors leading into:

Living Room

15'8" x 11'5" (4.78m x 3.49m)

Having lighting, power points, T.V. aerial, wall mounted electric fire, radiators, storage cupboard housing the electric box and perfect space for storage, double glazed bay window onto the front elevation and timber framed glass panelled French doors leading into:



Kitchen/Diner

14'7" x 8'4" (4.46m x 2.55m)

Comprising of wall, drawer and base units with worktop over, voids for under counter fridge, washing machine and cooker, stainless steel half sink half drainer with stainless steel mixer tap over, vinyl flooring, tiled walls up to the ceiling, power points, lighting, uPVC double glazed door leading onto the rear elevation with a uPVC double glazed window adjacent.

Dining area comprising of a uPVC double glazed sliding door leading into the rear garden, lighting, power points, radiator and laminate flooring.

First Floor Landing

Having a loft access hatch, lighting, power, double glazed uPVC window onto the side elevation and doors off.

Bathroom

5'8" x 5'6" (1.75m x 1.69m)

Comprising of a low flush W.C., sink with stainless steel taps over, bath with stainless steel taps over, electric shower over with shower rail and curtain, fully tiled walls, lighting and a uPVC double glazed obscure window onto the rear elevation.



Bedroom One

10'2" x 8'5" (3.11m x 2.59m)

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

Bedroom Two

8'6" x 13'11" (2.60m x 4.26m)

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

Bedroom Three

5'10" x 9'7" (1.78m x 2.93m)

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation, cupboard on the wall for storage and a large storage cupboard housing the Worcester boiler and shelving.

Outside

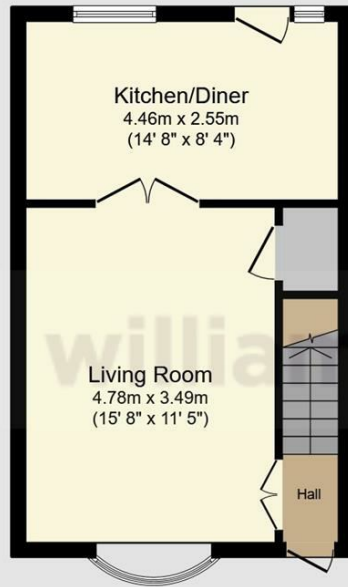
Approached via a paved driveway with a large laid to lawn area to the front.

Rear Garden having a paved patio area, laid to lawn area with flower beds to the side bound by timber fencing. Garage having a uPVC double glazed door to the side and a up and over garage door.

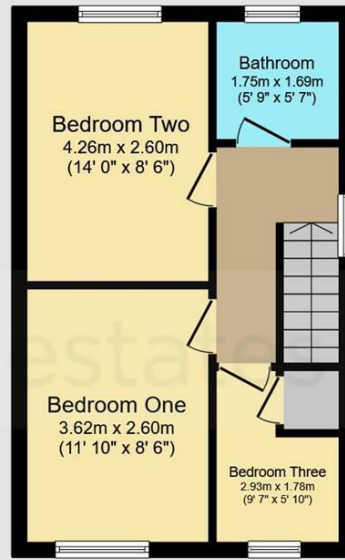
Directions

Proceed left from Prestatyn office to the roundabout. Take the second exit off onto Ffordd Pendyffryn and continue along passing the bus station and proceed over the roundabout to the traffic lights. Proceed straight over onto Bastion Road and take the second right turning onto Bastion Garden where the property can be found on the right hand side.





Ground Floor
Floor area 33.1 m² (357 sq.ft.)



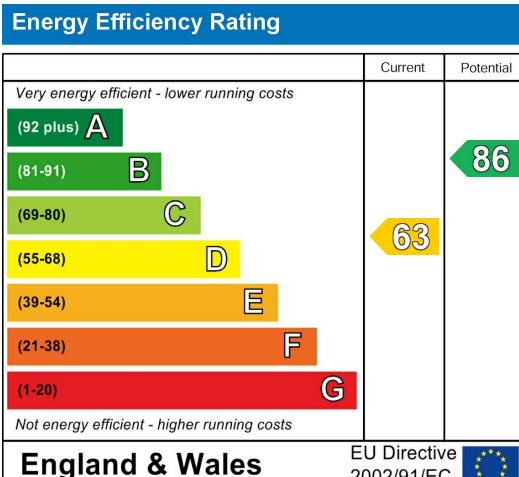
First Floor
Floor area 33.1 m² (357 sq.ft.)

TOTAL: 66.3 m² (713 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

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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.



Call us on
01745 888900

Prestatyn@williamsestates.com

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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