



**10 Winchester Drive, Prestatyn,
Denbighshire, LL19 8DA**

£235,000

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EPC - C69

Council Tax Band - D

Tenure - Freehold

Winchester Drive, Prestatyn

3 Bedrooms - Bungalow - Detached

Sitting on a generous sized corner plot in the sought after location of Prestatyn, is this three bedroom detached bungalow, being close to all local amenities and walking distance from the beautiful Frith Beach. This bungalow briefly comprises of an entrance porch, hallway, large living room overlooking well maintained gardens, three bedrooms with built in wardrobes being in two of them, dining room, kitchen, conservatory, driveway and two resin driveways. Viewing is highly recommended to truly appreciate this property.



Accommodation

Via a uPVC double glazed obscure door leading into:

Entrance Porch

5'3" x 6'1" (1.62m x 1.87)

Ideal for shoe and coat storage, having uPVC double glazed obscure units surrounding and a uPVC double glazed door leading into:

Hallway

being a L-shape hallway having lighting, power points, radiators, telephone point, loft hatch, storage cupboard housing the electrics and perfect space for storage, storage cupboard housing the boiler with extra space for more storage and doors off.

Living Room

20'0" x 11'11" (6.11m x 3.64m)

Being a good size and having two radiators, uPVC double glazed window to the front elevation and a uPVC double glazed box bay window to the side elevation looking over the beautiful gardens, internet connection point, TV aerial, power points, lighting and a gas fire with a complimentary surround and hearth,

Bedroom One

13'4" x 10'4" (4.07m x 3.15m)

Having lighting, radiator, power points, TV aerial point, built in wardrobes and a uPVC double glazed window onto the front elevation.

Bedroom Two

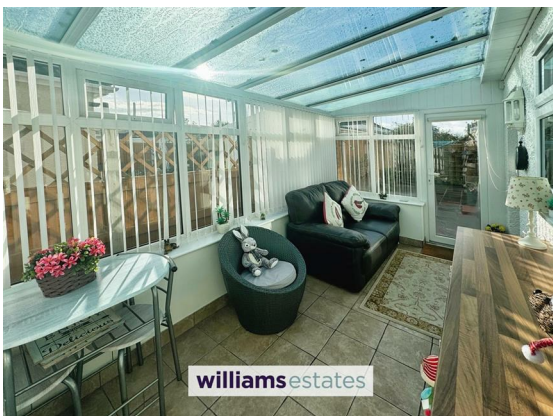
8'1" x 9'1" (2.47m x 2.77m)

Having a radiator, power points, lighting, TV aerial point, built in bedroom furniture and a uPVC double glazed window onto the front elevation.

Bedroom Three/Dining Room

9'3" x 9'11" (2.82m x 3.03m)

Having lighting, radiator, power points and a uPVC double glazed door with a uPVC double glazed window adjacent looking into the rear garden.



Bathroom

6'9" x 5'6" (2.08m x 1.69m)

Comprising of a white three piece suite with a low flush W.C., sink with stainless steel mixer tap over, bath with stainless steel mixer tap over, stainless steel shower head over the bath, a uPVC double glazed window onto the rear elevation, wall mounted stainless steel radiator, partially tiled walls and inset spot lighting.

Kitchen

11'6" x 8'9" (3.53m x 2.67m)

Having wall drawer and base units with complimentary worktop over, integrated oven, integrated microwave, void for fridge freezer, four ring gas hob with an extractor fan over, stainless steel sink with half sink and drainer with stainless steel mixer tap over, radiator, power points, uPVC double glazed window looking into the conservatory, inset spotlighting and a uPVC double glazed door leading into:

Conservatory

9'6" x 13'10" (2.92m x 4.23m)

Having power points, lighting, tiled flooring, uPVC double glazed windows all round and two uPVC double glazed doors leading into the rear garden.

Garden

Rear garden having a water tap, slabbed throughout for low maintenance, greenhouse, boarder for plants and a wrought iron gate going through to the side and front gardens.

Sitting on a good size corner plot being mainly laid to lawn and having well maintained gardens, block paving path and two resin driveways, boarded with plants, bushes, shrubs and bounded by a wall and wrought iron railings.

Garage

Access via two uPVC doors providing space for storage.

Directions

Proceed from our Prestatyn office to the mini roundabout opposite Aldi and turn right here and then first left onto Fforddisa. Continue to the crossroads and then turn right onto Ffordd Penrhwyfya. Turn third right onto Winchester Drive.





TOTAL: 100.5 m² (1,081 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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