



**11 Cherry Close, Prestatyn,
Denbighshire, LL19 7DQ**

£180,000

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EPC - D64 Council Tax Band - C Tenure - Freehold

Cherry Close, Prestatyn

2 Bedrooms - Bungalow - Detached

Public Notice

11 Cherry Close, Prestatyn, Denbighshire LL19 7DQ

We are acting in the sale of the above and have received an offer of £175,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Accommodation

Via a double glazed door allowing access into the entrance porch.

Entrance Porch

Having an electric meter cupboard and timber glazed door with matching side panel allowing access into the entrance hallway.

Entrance Hallway

Having radiator, built in storage cupboard, power point and doors off.

Living Room

14'1 x 10'11 (4.29m x 3.33m)

Having radiator, power and lighting, TV aerial point, wall light points, gas fire and double glazed window overlooking the front elevation.

Shower Room

7'2 x 5'11 (2.18m x 1.80m)

Fitted with a low flush W.C., vanity hand wash basin, corner shower enclosure with tiled surround, built in airing cupboard, radiator, tiled flooring, extractor fan and obscure double glazed window to the side elevation.

Kitchen

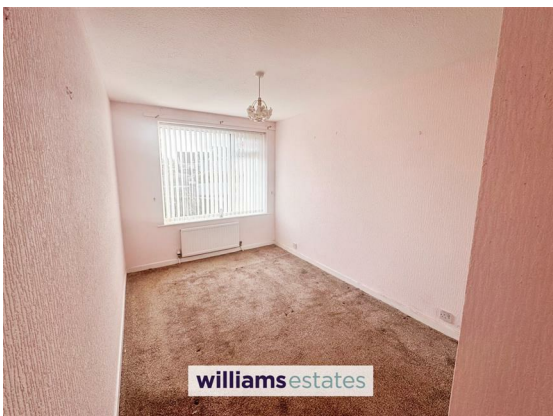
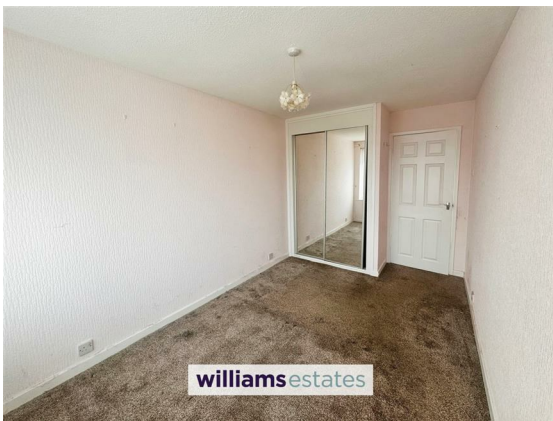
12'11 x 10'02 (3.94m x 3.10m)

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap, tiled splash back, built in eye level double oven, electric hob with stainless steel extractor hood over, void for washing machine, void for tumble dryer, wall mounted Ideal central heating boiler, vinyl flooring, radiator, double glazed window to the side elevation, double glazed window to the rear elevation, double glazed door leading into the conservatory and opening into the dining area.

Diner

9'5 x 6'8 (2.87m x 2.03m)

Having radiator, power and lighting and double glazed window to the rear elevation.



Conservatory

9'6 x 9'2 (2.90m x 2.79m)

Having glazed units surrounding, radiator, power and lighting, vinyl flooring and double glazed door allowing access onto the rear garden.

Bedroom One

13'5 x 8'01 (4.09m x 2.46m)

Having power and lighting, radiator, built in wardrobes with sliding mirrored doors and double glazed window overlooking the front elevation.

Bedroom Two

8'10 x 8'08 (2.69m x 2.64m)

Having radiator, power and lighting, built in bedroom furniture and double glazed to the side elevation.

Outside

The property is approached via double wrought iron gates allowing access onto a concrete driveway providing off street parking. The garden to the front being laid to lawn with a variety of shrubs and bound by wall. The driveway leads to a garage with up and over door and having timber glazed window and personal door allowing access into the rear garden. A timber gate provides access to the enclosed rear garden. The rear garden being landscaped for ease of maintenance and bound by wall.

Directions

Proceed from our Prestatyn Office to the mini roundabout opposite Aldi and continue down the hill, over the railway bridge to the crossroads at Bastion Road/Victoria Road. Turn left and continue along Victoria Road (the coast road) as far as the traffic lights. At the Ffrith Festival gardens turn left onto Ceg Y Ffordd and then right onto Lon Dyfi. Turn left onto Marion Road and follow the road down and around into Garnet Drive and Cherry Close can be found on the left hand side.





Floor Plan

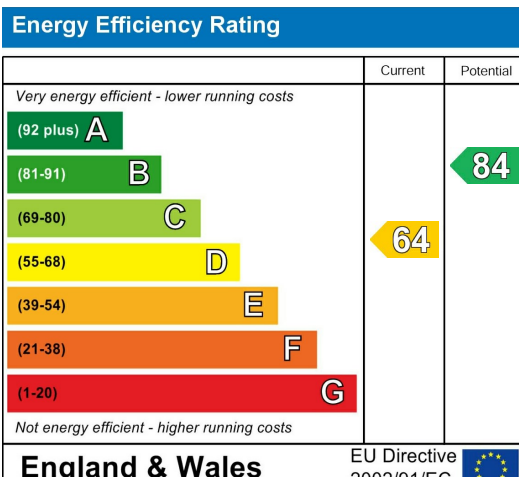
Floor area 72.2 m² (778 sq.ft.)

TOTAL: 72.2 m² (778 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
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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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