



**112 Victoria Road, Prestatyn,  
Denbighshire, LL19 7TB**

**£199,950**



**EPC - C70    Council Tax Band - D    Tenure - Freehold**



# Victoria Road, Prestatyn

## 3 Bedrooms - House - Detached

A spacious three bedroom detached family home situated within walking distance of all local amenities. Requiring modernisation throughout and being available with vacant possession and no onward chain. Having three good sized bedrooms, two reception rooms, kitchen and bathroom. Benefits include off-road parking, uPVC double glazing, gas central heating and easy to maintain gardens. Internal viewing is highly recommended to fully appreciate!



### Accommodation

via a uPVC double glazed door, leading into the;

### Entrance Porch

9'3" x 4'9" (2.83m x 1.46m)

Having lighting, uPVC double glazed window onto the front and a timber framed obscure door leading into the;

### Entrance Hallway

Having lighting, power points, radiator, turn staircase to the first floor, cupboard under the stairs for storage, cupboard housing the meters and a door leading into the;

### Living Room

15'8" x 9'11" (4.78m x 3.04m)

Having lighting, power points, radiator, surround and hearth, uPVC double glazed window onto the rear, uPVC double glazed patio door giving access to the rear patio and an opening into the dining room.

### Dining Room

14'2" x 7'8" (4.33m x 2.34m)

Having lighting, power points, radiator, uPVC double glazed window on to the front and side and a door leading into the;

### Kitchen

7'10" x 7'3" (2.39m x 2.21m)

Comprising of wall, drawer and base units with worktop over, integrated oven with four ring electric hob and extractor fan above, sink and drainer with a stainless steel mixer tap over, space for a freestanding fridge/freezer, uPVC double glazed window onto the side, lighting, power points, partially tiled walls, uPVC double glazed window onto the rear and a uPVC double glazed obscure door giving access to the rear.

### Stairs to the First Floor Landing

Having lighting, store cupboard housing the boiler, loft access hatch, uPVC double glazed window onto the side and doors off.



### Bedroom One

14'3" x 9'1" (4.36m x 2.77m)

Having lighting, power points, radiator, fitted wardrobes, cupboard for storage and a uPVC double glazed window onto the front elevation.

### Bedroom Two

12'4" x 11'1" (3.77m x 3.39m)

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

### Bedroom Three

12'5" x 6'7" (3.80m x 2.01m)

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

### Bathroom

7'10" x 5'10" (2.40m x 1.80m )

Comprising a bath with wall mounted shower head, low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, lighting and a uPVC double glazed obscure window onto the side elevation.

### Outside

The property is approached via a driveway, providing ample space for off-road parking. The front garden is mainly laid to lawn and of ease and low maintenance with a variety of shrubs/flowering plants. Access to the rear garden is provided via a timber gate to the side of the property.

To the rear, the garden is bound by timber fencing with areas that are paved and areas that are laid to golden gravel. Housing an garage and ideal for alfresco dining or relaxing in the sun.

### Garage

19'0" x 9'8" (5.80m x 2.97m)

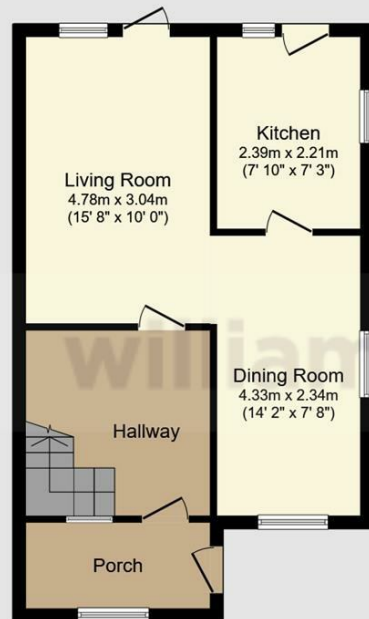
Having an up and over door and a personnel door to the side.

### Directions

Proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn passing the bus station on the left, over the railway bridge to the traffic lights. Go left onto Victoria road and take the second right onto Windermere Drive then an immediate right and the property can be found on your left.

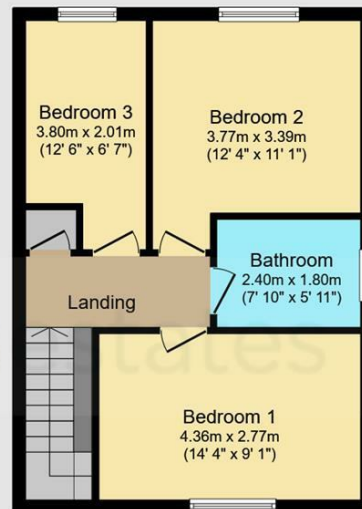






### Ground Floor

Floor area 49.2 m<sup>2</sup> (530 sq.ft.)



### First Floor

Floor area 44.5 m<sup>2</sup> (479 sq.ft.)

TOTAL: 93.7 m<sup>2</sup> (1,009 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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.

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