



**2 West Close, Prestatyn, Denbighshire,
LL19 7BP**

£199,950

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EPC - D62 Council Tax Band - C Tenure - Freehold

West Close, Prestatyn

2 Bedrooms - Bungalow - Detached

A beautifully presented detached bungalow located in a popular residential area of Prestatyn and within easy reach to local amenities and seaside promenade. The accommodation briefly comprises of entrance hallway, lounge, fitted kitchen, conservatory, two double bedrooms and a modern fitted wet room. To the outside ample off street parking to the front and enclosed rear garden. Available with no onward chain.



Accommodation

Via a uPVC double glazed decorative door leading into the entrance hallway.

Entrance Hallway

Having lighting, power points, radiator, loft access hatch and doors off.

Lounge

16'5" x 11'0" (5.02 x 3.37)

Having lighting, power points, TV aerial point, radiator, wall mounted electric fire, telephone point and a uPVC double glazed bay window overlooking the front elevation.

Bedroom One

13'8" x 10'0" (4.17 x 3.06)

Having lighting, power points, radiator and a uPVC double glazed window overlooking the conservatory.

Bedroom Two

11'8" x 7'10" (3.56 x 2.40)

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

Wet Room

6'2" x 4'11" (1.89 x 1.51)

Comprising of low flush W.C., hand wash basin with taps over, wall mounted shower head, fully tiled walls, extractor fan, lighting, wall mounted heated towel rail and a uPVC obscure double glazed window.

Kitchen

10'6" x 8'9" (3.22 x 2.69)

Comprising of wall, drawer and base units with worktop surfaces over, integrated oven with four ring hob with stainless steel splash back and stainless steel extractor fan above, integrated fridge, integrated freezer, stainless steel sink and drainer with mixer tap over, wall mounted gas central heating boiler, lighting, power points, partially tiled walls, uPVC double glazed window overlooking the rear elevation and door leading into the conservatory.



Conservatory

9'3" x 10'3" (2.84 x 3.13)

Having lighting, power points, radiator, uPVC double glazed windows surrounding and uPVC double glazed patio doors giving access to the rear garden.

Loft Space

Having lighting, radiator, power, velux window and being boarded.

Outside

The property is approached via a resin driveway providing off road parking for three cars. The front garden being of ease and low maintenance and is bound by walling. A timber gate allows access to the rear garden. The enclosed rear garden having a paved patio, laid to lawn and is bound by fencing.

Directions

From our Prestatyn office to the mini roundabout take the 2nd exit off then take the first turning left over the bridge. Proceed onto Fforddisa and at the junction turn right onto Ffordd Penrhwylyfa. Follow the road down and continue over the bridge. At the traffic lights turn left onto Victoria Road West continue along then take a right turning into Roy Avenue then take the first turning left into West Close and the property can be seen on the right hand side by way of our For Sale board.





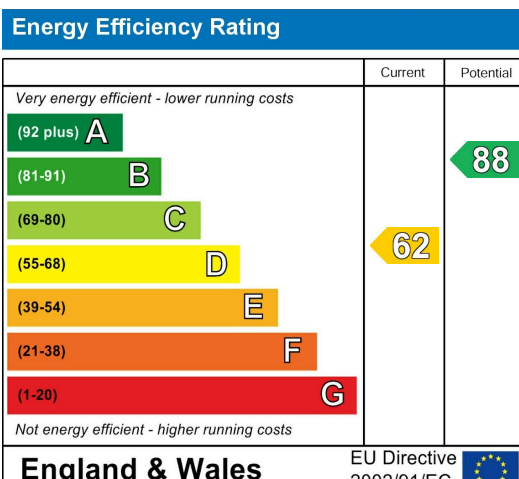
Floor area 64.3 m² (692 sq.ft.)

TOTAL: 64.3 m² (692 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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