



**22 Dwyfor Court, Prestatyn,
Denbighshire, LL19 8DR**

£205,000



EPC - C69 Council Tax Band - C Tenure - Freehold

Dwyfor Court, Prestatyn

2 Bedrooms - Bungalow - Detached

A well presented detached bungalow located in a quiet cul-de-sac location in a popular residential area of Prestatyn. The accommodation briefly comprises of entrance hallway, living room, modern fitted kitchen diner, modern fitted shower room and two double bedrooms. To the outside gardens to the front and rear with driveway providing ample off street parking and a detached garage. The property benefits from having double glazing and gas fired central heating. Viewing highly recommended. Available with no onward chain.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having lighting, power point, loft hatch access and doors off.

Living Room

14'5 x 10'07 (4.39m x 3.23m)

Having lighting, power points, radiator, TV aerial point and double glazed window overlooking the front elevation enjoying the views towards Prestatyn hillside.

Kitchen Diner

20'09 x 9'03 (6.32m x 2.82m)

Fitted with a range of modern high gloss wall, drawer and base units with complementary worktop surfaces over, built in oven and grill with a five ring gas hob and stainless steel extractor hood over, stainless steel sink and drainer with mixer tap over, breakfast bar in keeping with the kitchen, radiator, integrated fridge freezer, void for washing machine, laminate flooring, lighting, power points, double glazed window and double glazed door to the side elevation and a further double glazed window overlooking the front elevation enjoying views towards the Prestatyn hillside.

Shower Room

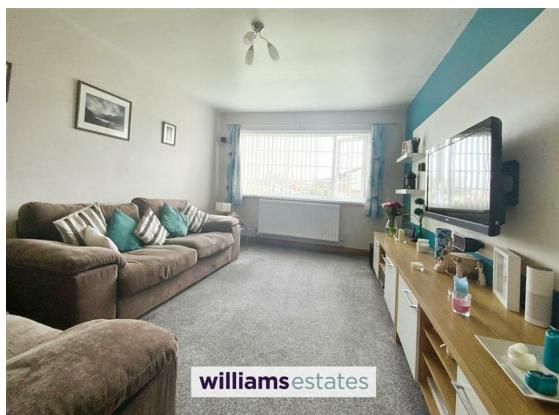
7'6 x 6'1 (2.29m x 1.85m)

Comprising of vanity low flush W.C., vanity hand wash basin, shower enclosure with wall mounted shower head, duel fuel heated towel rail, under floor heating, tiled flooring, extractor fan and obscure double glazed window.

Bedroom One

12' to the wardrobes x 9'03 (3.66m to the wardrobes x 2.82m)

Having lighting, power points, radiator, fitted wardrobes and double glazed window overlooking the rear elevation.



Bedroom Two

10'08 x 8'08 (3.25m x 2.64m)

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

Outside

The property is approached via a driveway providing ample off street parking. The garden to the front being laid to lawn and bound by wall and fencing. The driveway leads to an detached garage with up and over door having power and lighting. The rear garden having a paved patio laid to lawn and is bound by fencing and has the added benefit of having an outside timber summerhouse.

Directions

From the Prestatyn office proceed right at the mini roundabout and first left onto Fforddisa, continue over the crossroads and take the first left into Hardwyn Drive, first right into Clwyd Court then left into Dwyfor Court,





Floor Plan

Floor area 62.8 m² (676 sq.ft.)

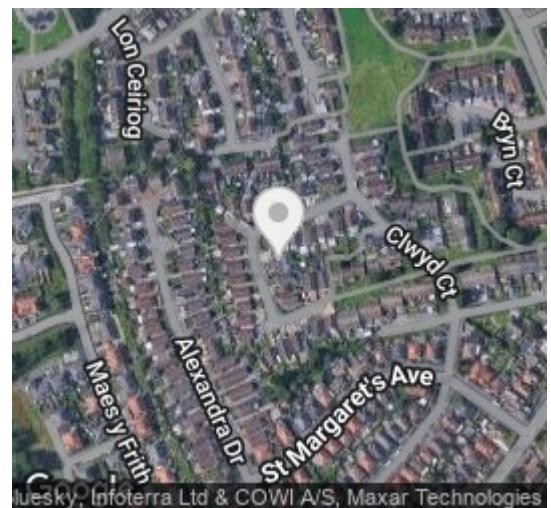
TOTAL: 62.8 m² (676 sq.ft.)

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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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