



**18 Durlston Drive, Prestatyn,
Denbighshire, LL19 8AL**

£199,950

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EPC - C76 Council Tax Band - C Tenure - Freehold

Durlston Drive, Prestatyn

3 Bedrooms - House - Semi-Detached

Nestled in the desirable area of Durlston Drive, Prestatyn, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property has been well-maintained and presents an excellent opportunity for families or individuals seeking a welcoming home.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms offer ample space for rest and personalisation, making it easy to create your own sanctuary. The property also features a well-appointed bathroom, ensuring that all your daily needs are met with ease.

With its combination of practical living space, scenic views, and convenient parking, this semi-detached house on Durlston Drive is an excellent choice for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and exceed your expectations. Do not miss the opportunity to make this delightful house your new home.



Accommodation

via a modern double glazed obscure front door with obscure glazed panelling adjacent, leading into the;

Entrance Hallway

Having lighting, stairs to the first floor and a door leading into the;

Lounge

12'10" x 12'6" (3.93m x 3.82m)

Having lighting, power points, radiator, T.V. aerial point, large uPVC double glazed window onto the front elevation and an opening into the;

Kitchen/Diner

15'8" x 10'5" (4.79m x 3.19m)

Comprising of wall, drawer and base units with worktop over, central island having space for dining with a five ring gas hob and integrated double oven, sink and drainer with stainless steel telescopic tap over, partially tiled walls, void for a washing machine, space for a free-standing fridge/freezer, cupboard housing the boiler, lighting, power points, cupboard under the stairs for storage, uPVC double glazed window onto the rear and uPVC double glazed double patio doors giving access to the rear garden.



Stairs to the First Floor Landing

Having lighting, power point, loft access hatch, uPVC double glazed obscure window onto the side elevation and doors off

Bedroom One

12'2" x 9'5" (3.73m x 2.89m)

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

Bedroom Two

9'4" x 9'3" (2.85m x 2.82m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation enjoying views out towards Prestatyn hillside.



Bedroom Three

8'9" x 6'8" (2.67m x 2.05m)

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

Shower Room

6'2" x 6'0" (1.88m x 1.85m)

Comprising of a walk-in shower enclosure with wall mounted shower head, vanity hand-wash basin with stainless steel mixer tap over, partially tiled walls, low flush W.C., wall mounted heated towel rail, lighting and a uPVC double glazed obscure window onto the rear elevation.

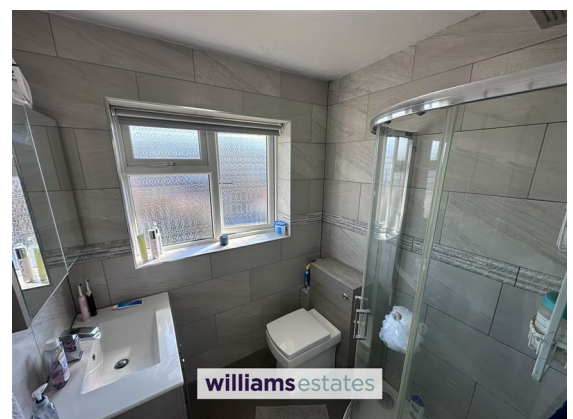
Outside

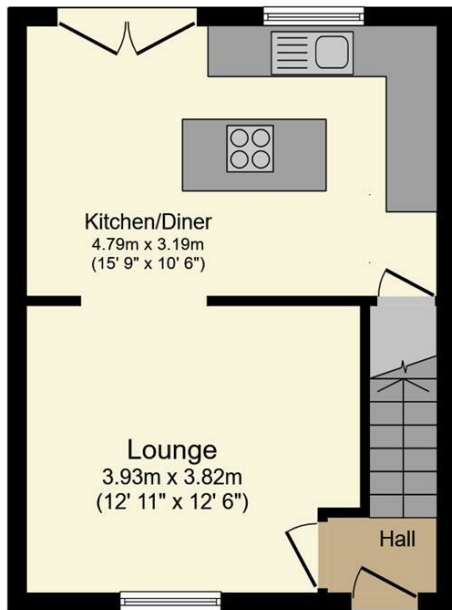
The property is approached via a concreted driveway providing ample space for off-road parking with the front garden being gravelled for ease and low maintenance. There is also access to the rear garden via a timber gate.

To the rear, the garden enjoys a sunny aspect all day long, being ideal for entertaining guests and alfresco dining. Having areas that are paved with the majority of the garden being laid to lawn. Bounded by timber fencing and enjoying unspoilt views out towards Prestatyn hillside.

Directions

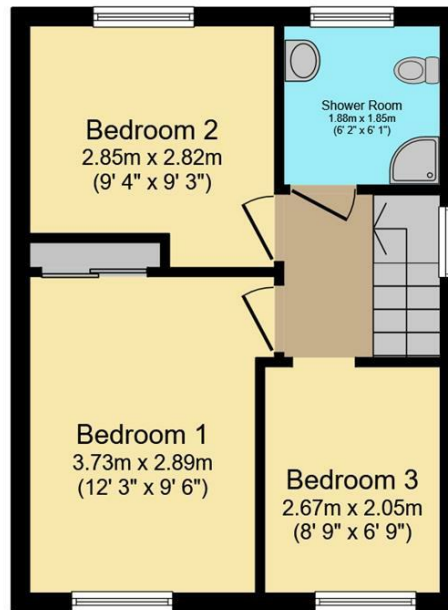
Proceed from the Prestatyn office along Fforddisa to the crossroads. Turn right at the crossroads onto Ffordd Penrhwyfya, continue along turning right onto Llandaff Drive take the first left onto Burlington Drive and first right on Durlston Drive and the property can be found on your right hand side towards the top end of the cul-de-sac.





Ground Floor

Floor area 32.3 m² (348 sq.ft.)



First Floor

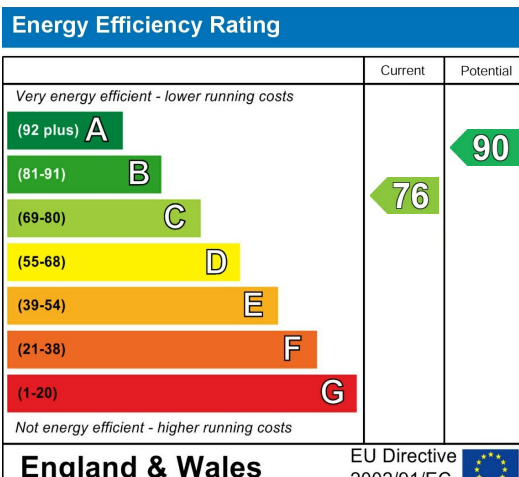
Floor area 32.3 m² (348 sq.ft.)

TOTAL: 64.7 m² (696 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.



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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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