



**17 Russell Drive, Prestatyn,  
Denbighshire, LL19 7YS**

**£185,000**

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**EPC - E54    Council Tax Band - C    Tenure - Freehold**



# Russell Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Being tastefully decorated and presented throughout, this two bedroom detached bungalow is ready to move into. Situated within a short walk to the seaside promenade, the property comprises of two bedrooms, two reception rooms, kitchen and bathroom. Added benefits include uPVC double glazing, central heating, off-road parking, gardens to the front and rear and close to all local amenities. Internal viewing is highly recommended.



### Accommodation

via a uPVC double glazed decorative door, leading into the;

### Sun Porch

10'7" x 5'10" (3.24m x 1.80m)

Having lighting, radiator, uPVC double glazed windows and a door off.

### Hallway

Having lighting, power points, radiator and doors off.

### Lounge

13'5" x 13'3" (4.10m x 4.04m )

Having lighting, power points, radiator, electric fireplace with complementary surround and hearth and a uPVC double glazed bay window onto the front elevation.



### Kitchen

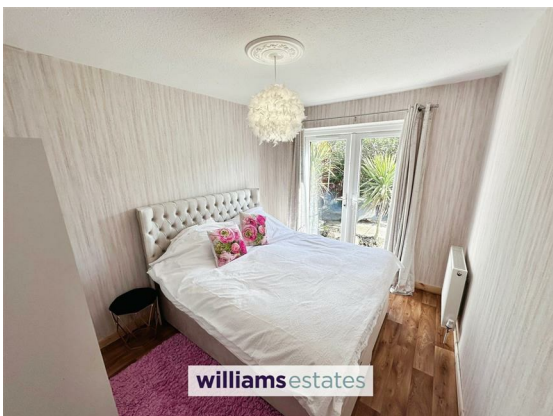
8'9" x 7'10" (2.69m x 2.40m)

Comprising of wall, drawer and base units with worktop over, void for dishwasher and washing machine, cupboard housing the boiler, void for a freestanding cooker with stainless steel extractor fan above, void for fridge, lighting, power points, partially tiled walls, sink and drainer with a mixer tap over, uPVC double glazed window onto the side elevation and a modern stable door giving access to the outside.

### Bathroom

7'10" x 5'6" (2.39m x 1.70m)

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



### Bedroom One

11'7" x 8'9" (3.55m x 2.69m)

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

### Dining Room

11'11" x 10'3" (3.65m x 3.13m)

Having lighting, power points, radiator, space for dining, stairs to bedroom two and uPVC double glazed double patio doors onto the rear

### Stairs to Bedroom Two

via the dining room.

### Bedroom Two

12'6" x 11'6" (3.82m x 3.51m)

Having lighting, power points, eaves access for storage and a velux window onto the rear elevation.

### Garage

20'1" x 10'1" (6.14m x 3.09m)

Having up and over door to the front, lighting, power and a personnel door to the side.

### Outbuilding

14'9" x 8'11" (4.50m x 2.74m)

Having lighting, power and great for storage.

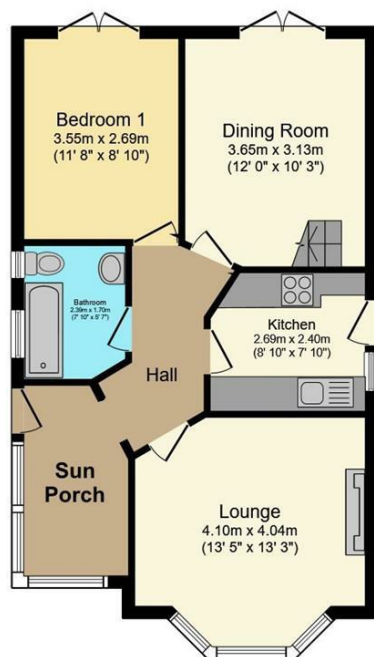
### Outside

The property is approached via double timber gates onto the driveway, with the front garden being mainly laid to lawn and bound by timber fencing. To the front there is mature hedging offering a private aspect.

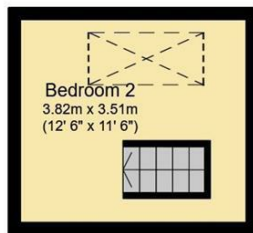
### Directions

From the Prestatyn Office head left to the mini roundabout and take the second exit onto Ffordd Pendyffryn. Take the first turn left onto Fforddisa and continue along to the crossroads. Turn right onto Ffordd Penrhwyfya continue along over the railway bridge taking the second turn left onto Lon Dyfi. At the junction turn right onto Marion Road then left onto Ceri Avenue and Russell Drive is on your left hand side and the property can be seen on your left hand side.

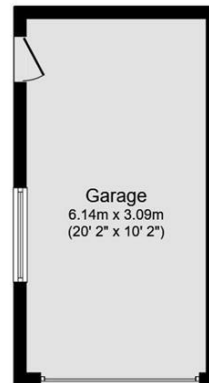




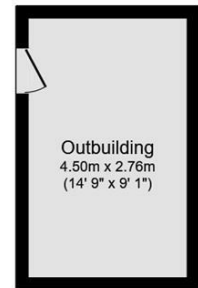
**Ground Floor**  
Floor area 58.6 sq.m. (631 sq.ft.)



**First Floor**  
Floor area 13.7 sq.m. (148 sq.ft.)



**Outbuilding**  
Floor area 31.6 sq.m. (340 sq.ft.)

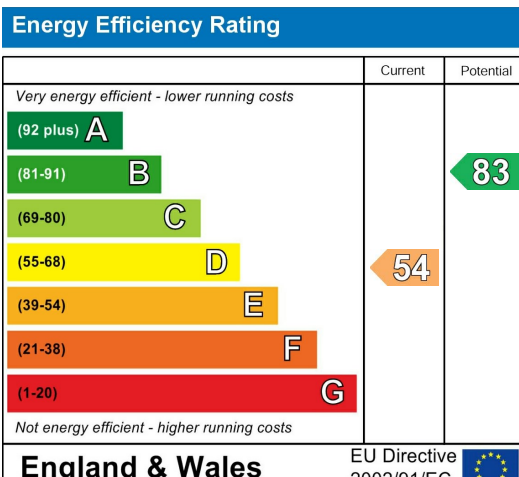


Total floor area: 104.0 sq.m. (1,119 sq.ft.)

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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