



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

£220,000

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EPC - D68 Council Tax Band - D Tenure - Freehold

Dwyfor Court, Prestatyn

3 Bedrooms - Bungalow - Detached

No Onward Chain ** Located in a sought-after area of Prestatyn, this well-presented three-bedroom detached bungalow offers plenty of space both inside and out. The property features a spacious lounge/diner, a bright conservatory perfect for relaxing or entertaining, a modern kitchen and shower room, ample off-road parking and a garage ideal for storage. Outside, you'll find off-road parking, a garage, and a tidy garden space ideal for enjoying the outdoors. Whether you're downsizing or looking for a family home, this bungalow combines practicality with charm in a peaceful location close to local amenities.



Accommodation

via a uPVC double glazed obscure door with obscure glazed panelling, leading into the;

Entrance Hallway

Being L-shaped, having lighting, power points, doors off, a store cupboard housing the boiler and a great space for storage.

Bedroom One

12'9" x 10'10" (3.89m x 3.32m)

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

Bedroom Two

12'7" x 8'3" (3.85m x 2.54m)

Having lighting, power points, radiator and uPVC double glazed double patio doors leading into the conservatory.

Conservatory

8'0" x 6'1" (2.44m x 1.87m)

Having lighting, uPVC double glazed windows and a uPVC double glazed door giving access to the rear patio.

Shower Room

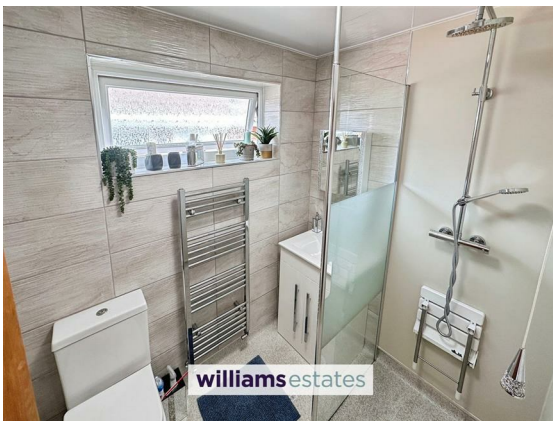
6'8" x 5'4" (2.04m x 1.65m)

Comprising of low flush W.C., vanity handwash basin with stainless steel mixer tap over, wall mounted heated towel rail, wall mounted shower head with wet room flooring, lighting and a uPVC double glazed obscure window onto the side.

Bedroom Three

9'7" x 7'7" (2.94m x 2.32m)

Having lighting, power points, radiator B.T. telephone point and a uPVC double glazed window onto the front.



Kitchen

10'6" x 7'6" (3.22m x 2.30m)

Comprising of wall drawer and base units with a complementary work top over, integrated dishwasher, integrated double oven, four ring gas hob with stainless steel extractor fan above, stainless steel sink and drainer with stainless steel mixer tap over, integrated fridge, integrated freezer, space for washing machine, lighting, power points, radiator and a uPVC double glazed window onto the side.

Lounge

20'5" x 11'4" (6.23m x 3.46m)

Used as a lounge/diner. Having lighting, power points, radiator, space for dining, wall mounted electric fire, T.V. aerial point and a uPVC double glazed window onto the front enjoying unspoilt views out towards the hillside and also of the front garden.

Outside

The property is approached via a concreted driveway providing ample space for off road parking, with the front garden being beautifully presented, laid to lawn and also areas that are laid to gravel and a variety of shrubs, bushes and plants. The rear garden is paved for ease and low maintenance, with areas that are laid to lawn. Decorated with a variety of shrubs and bushes and bound by timber fencing. It enjoys a sunny aspect all day long and is ideal for alfresco dining. There is also a timber shed along with a garage.

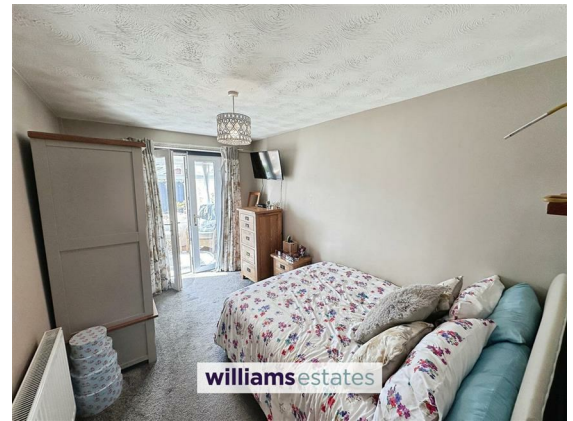
Garage

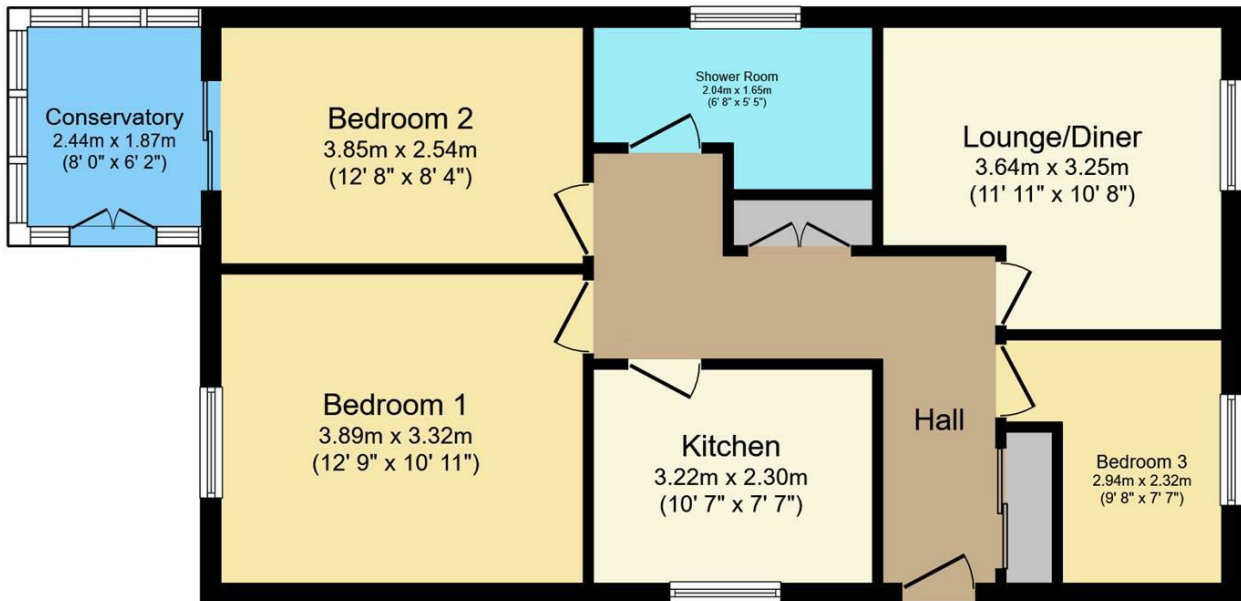
17'7" x 8'2" (5.36m x 2.50m)

It has power, an up-and-over door to the front, plumbing, a uPVC double-glazed window to the side, and a great space for storage.

Directions

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





Floor Plan

Floor area 68.4 sq.m. (736 sq.ft.)

Total floor area: 68.4 sq.m. (736 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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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