



**28 Bangor Crescent, Prestatyn, LL19
8EN**

Offers Over £165,000

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EPC - D56 Council Tax Band - B Tenure - Freehold

Bangor Crescent, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

REDUCED FOR A QUICK SALE! A beautifully presented semi detached bungalow located in a popular residential area of Prestatyn and within easy reach of the local amenities. The accommodation briefly comprises of entrance hallway, fitted kitchen, living room, a ground floor bedroom, bathroom and bedroom to the first floor. Outside having off road parking and low maintenance garden to the front and an enclosed rear garden. The property benefits from having double glazing and gas fired central heating. Viewing essential.



Accommodation

Via a double glazed door leading into the entrance hallway.

Entrance Hallway

Having lighting, tiled flooring, under stairs storage cupboard, stairs off to the first floor landing and doors off.

Kitchen

8' x 7'01 (2.44m x 2.16m)

Fitted with a range of white wall, drawer and base units with worktop surfaces over, sink and drainer with mixer tap over, tiled splashback, integrated fridge freezer, integrated oven and hob with extractor fan over, inset spot lighting and double glazed window overlooking the front elevation.



Living Room

12'08 x 10'11 (3.86m x 3.33m)

Having lighting, power points, TV aerial point, radiator and double glazed window overlooking the front elevation.

Ground Floor Bedroom

12'01 x 9'07 (3.68m x 2.92m)

Having lighting, ample power points, TV aerial point, radiator and double glazed double doors with matching side panels allowing access onto the rear garden.

Bathroom

8'07 x 6'01 (2.62m x 1.85m)

Comprising of a pedestal hand wash basin, low flush W.C., bath with wall mounted shower, radiator, built in storage cupboard, tiled walls, tiled flooring and obscure double glazed window to the side elevation.



Stairs Off To The First Floor Landing

Having a turned staircase, Velux window, storage into the eaves and door leading into the bedroom.

First Floor Bedroom

12'6 x 12'2 (3.81m x 3.71m)

Having lighting, power points, TV aerial point, built in wardrobes with mirrored sliding doors, storage into the eaves and Velux window.

Outside

The property is approached via a driveway providing ample off road parking. The garden to the front being landscaped for ease of maintenance and is bound by wall and fencing. A timber gate provides access to the rear garden which in turn leads to a detached garage. The enclosed rear garden being mainly laid to lawn, having a small pond with raised beds and a patio area ideal for al fresco dining or seating area and is bound by fencing.

Garage

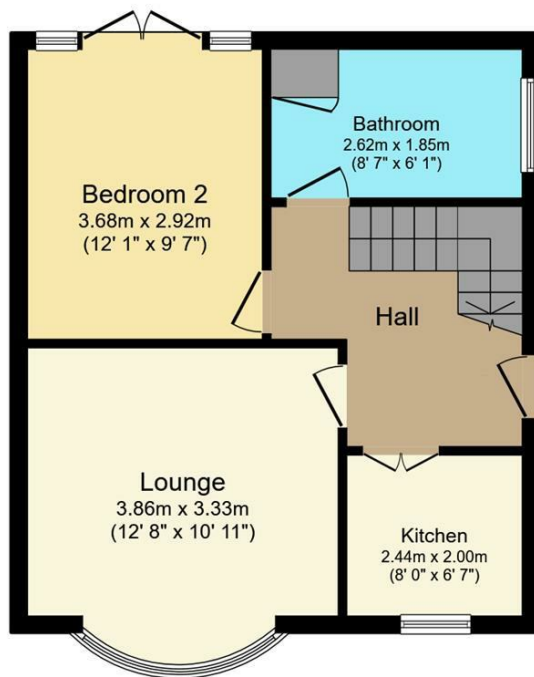
15'04 x 7'08 (4.67m x 2.34m)

Having an up and over door, lighting, power points and plumbing for washing machine.

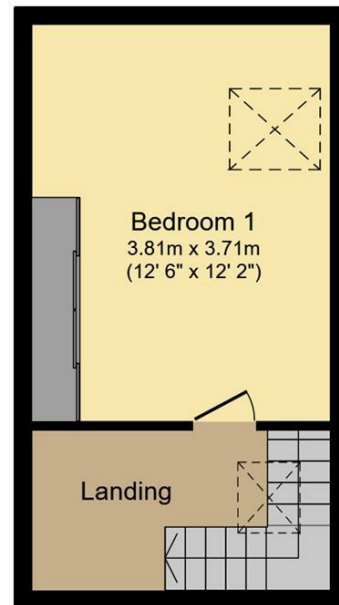
Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn and first left turning onto Fforddisa. Continue along and before crossroads take the right onto Canterbury Drive, follow the road down taking the first right onto Bangor Crescent and the property can be found on the right hand side.





Ground Floor
Floor area 44.3 sq.m. (477 sq.ft.)



First Floor
Floor area 26.1 sq.m. (281 sq.ft.)

Total floor area: 70.4 sq.m. (758 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		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(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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