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21 Calthorpe Drive, Prestatyn, Denbighshire, LL19 9RF

£380,000

3 1 2 E

EPC - E52 **Council Tax Band - E** **Tenure - Freehold**

Calthorpe Drive, Prestatyn
3 Bedrooms - House - Detached

A traditional detached house located in the popular area of Upper Prestatyn and within easy reach to all local amenities. The accommodation briefly comprises of entrance hallway, living room, lounge diner, kitchen, three bedrooms, dressing area, shower room and a separate W.C. Outside having gardens to the front and rear with parking and detached garage. The property benefits from having double glazing and gas fired central heating and is available with no onward chain. Viewing recommended.

Accommodation
Via a uPVC double glazed door leading into the entrance hallway.

Entrance Hallway
Having lighting, power points, radiator, windows to the front and side elevations, stairs off to the first floor landing and doors off.

Living Room
16'1 x 11'05 (4.90m x 3.48m)
Having ornate coved ceiling, picture rail, lighting, power points, TV aerial point, radiator, fireplace housing a coal effect living flame gas fire, window onto the side elevation and double glazed bay window overlooking the front elevation.

Lounge
13'05 x 11'08 (4.09m x 3.56m)
Having lighting, power points, TV aerial point, feature stone fireplace housing a living flame gas fire and archway leading to the dining area.

Dining Area
13'07 x 13'01 (4.14m x 3.99m)
Having lighting, power points, radiator and a large double glazed window overlooking the rear elevation enjoying views of the garden.

Kitchen
18'04 x 8'03 (5.59m x 2.51m)
Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, partially tiled walls, void for free standing oven, void for washing machine, void for free standing fridge freezer, wall mounted gas central heating boiler, vinyl flooring, double glazed windows onto the side elevation, double glazed window onto the rear elevation and double glazed door allowing access onto the rear garden.

Stairs Off To The First Floor Landing
Having lighting, picture rail, loft hatch access, window onto the side elevation and doors off.

Bedroom One
14'5 x 11'2 (4.39m x 3.40m)
Having lighting, power points, ornate cast iron fireplace, fitted wardrobes ideal for storage and double glazed window overlooking the front elevation.

Bedroom Two
11'9 x 11'9 (3.58m x 3.58m)
Having lighting, power points, picture rail, radiator, ornate cast iron fireplace, fitted wardrobes and double glazed window overlooking the rear elevation enjoying views over the rear garden.

Bedroom Three
9'2 x 8'4 (2.79m x 2.54m)
Having lighting, power points, picture rail, fitted wardrobe, double glazed window onto the side elevation and step leading down to the dressing area/study.

Dressing Area/Study
8'5 x 5'9 (2.57m x 1.75m)
Having lighting, power points, radiator and double glazed window onto the side elevation.

W.C.
Fitted with a low flush W.C., tiled walls and a double glazed window.

Shower Room
7'3 x 7'1 (2.21m x 2.16m)
Comprising of vanity hand wash basin, shower enclosure with wall mounted shower head, wall mounted seat, panelled walls, built in storage cupboard, wall tiling, tiled flooring and double glazed window.

Outside
The property is approached via double wrought iron gates allowing access onto the driveway providing off road parking. The garden to the front being laid to lawn and is bound by hedging and wall. Timber gates to the side lead to a detached garage with up and over door. The garden to the rear being mainly laid to lawn with a variety of well established shrubs, and has the benefit of having two outside timber stores and greenhouse.

Directions
Proceed from the Prestatyn office to the mini roundabout, continuing onto Meliden road taking the left hand turn onto The Avenue, taking the first right onto Calthorpe Drive and continue round the corner and the property can be found on the left hand side.

Ground Floor
Floor area 72.2 sq.m. (777 sq.ft.)

First Floor
Floor area 54.2 sq.m. (584 sq.ft.)

Total floor area: 126.5 sq.m. (1,361 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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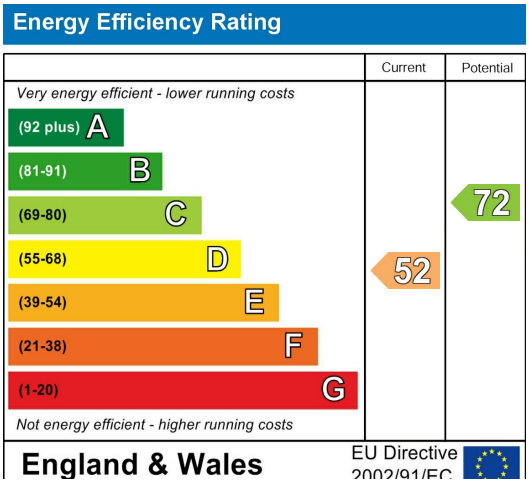

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