



**8 St. Brelades Drive, Prestatyn,  
Denbighshire, LL19 8EQ**

**£210,000**

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**EPC - D66    Council Tax Band - D    Tenure - Freehold**



# St. Brelades Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

A well positioned two bedroom detached bungalow situated within a quiet cul-de-sac position within the town of Prestatyn. Being ready to move into and tastefully decorated throughout. Comprising of two bedrooms, living / dining room, newly fitted kitchen, bathroom and conservatory. Benefitting from double glazing, central heating, off-road parking and within easy access to all local amenities. Internal viewing is highly recommended to fully appreciate.



### Accommodation

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

### Entrance Porch

7'4" x 4'2" (2.26m x 1.28m)

Having lighting, radiator, power point, cupboard ideal for storage and housing the boiler and a door off into the;

### Living Room / Dining Room

19'6" x 10'3" (5.95m x 3.13m)

Having lighting, power points, radiator, wall mounted feature electric fireplace, double glazed window onto the front elevation, double glazed obscure window onto the side elevation. space for dining and a door into the;

### Inner Hallway

Having lighting, loft access hatch and doors off.

### Kitchen

11'5" x 9'9" (3.48m x 2.99m)

Comprising wall, drawer and base units with a complementary worktop over, void for a freestanding cooker with stainless steel extractor fan above, sink and drainer with mixer tap over, void for a washing machine, integrated fridge, integrated freezer, lighting, power points, radiator, double glazed window onto the side elevation and a double glazed obscure door giving access to the side elevation

### Bathroom

6'7" x 6'3" (2.01m x 1.93m)

Comprising of a low flush W.C., hand-wash basin with stainless steel mixer tap over, p-shaped bath with mixer tap over and a wall mounted shower head, lighting, extractor fan, radiator, partially tiled walls, shaver port and a double glazed obscure window onto the side elevation.

### Bedroom One

14'10" x 10'3" (4.54m x 3.13m)

Having lighting, power points, radiator, wardrobe and drawer units and a double glazed window onto the rear elevation.



### Bedroom Two

11'9" x 9'10" (3.59m x 3.00m)

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

### Conservatory

9'5" x 8'9" (2.89m x 2.69m)

Having double glazed windows and a double glazed patio door giving access to the rear garden.

### Outside

The property is approached via a concreted pathway leading up to the accommodation, with the front garden providing ample space for off-road parking, giving access to the garage and with the majority being of ease and low maintenance as it is laid to gravel.

To the rear, the garden offers a private and sunny aspect, being mainly paved with a raised patio and decorative borders, bound by timber fencing and of ease and low maintenance.

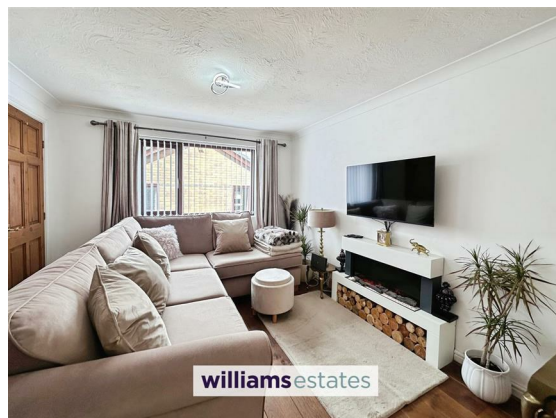
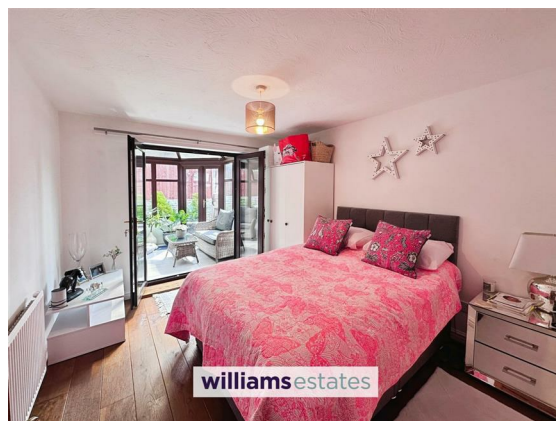
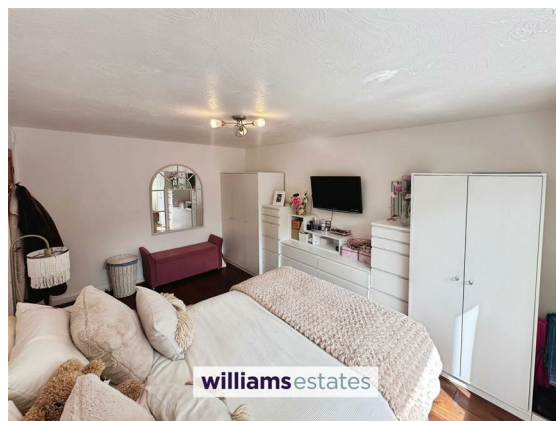
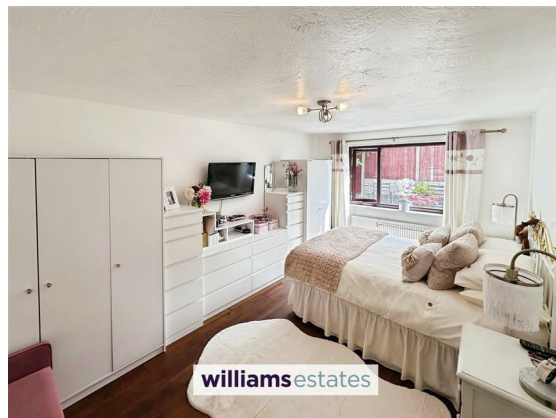
### Garage

15'11" x 10'0" (4.87m x 3.06m)

Being of a good size, having lighting, power and an up-and-over door onto the front.

### Additional Notes

The boiler was fitted in late 2024 with thermostats on all radiators. Benefitting from cavity wall insulation.





**Floor Plan**

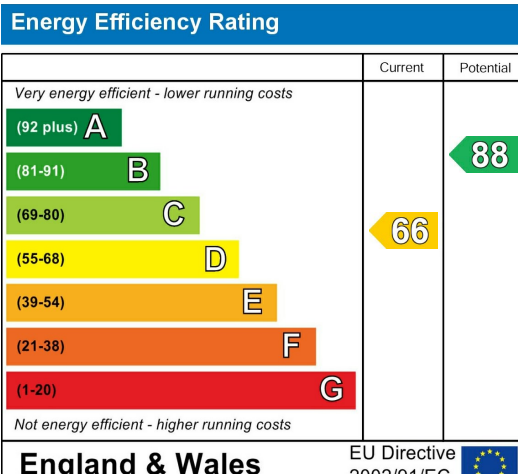
Floor area 73.8 sq.m. (795 sq.ft.)

Total floor area: 73.8 sq.m. (795 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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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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