



**15 Bastion Gardens, Prestatyn,
Denbighshire, LL19 7LU**

£220,000

 3  1  2  D

EPC - D65 Council Tax Band - C Tenure - Freehold

Bastion Gardens, Prestatyn

3 Bedrooms - House - Semi-Detached

Williams Estates is delighted to bring this extremely well-presented three-bedroom semi-detached property to market. Having been tastefully decorated throughout this property is turn-key. Within walking distance to all local amenities, bus and train station and seaside promenade. The spacious accommodation briefly comprises of entrance porch, open plan living room and dining room, modern fitted kitchen, conservatory, three bedroom and a family bathroom. Outside having low maintenance gardens to the front and rear with off road parking and attached garage. Early viewing recommended.



Accommodation

Via a modern front door with obscure glazed panelling leading into;

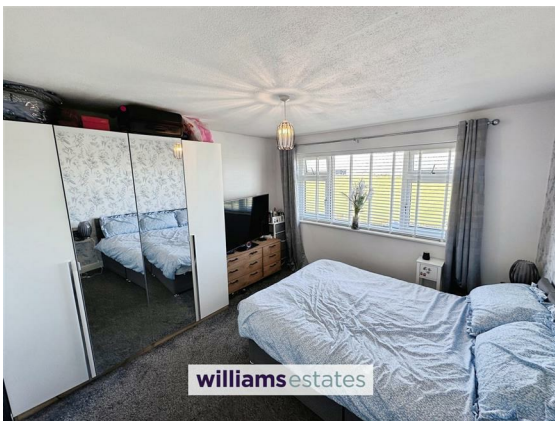
Entrance Porch

Having space for coat hanging, double glazed window onto the side and a door off into;

Living / Dining Room

23'5" x 10'11" (7.15m x 3.35m)

Being a very good sized room having lighting, power points, radiators, large UPVC double glazed windows onto the front, feature log burner with complimentary surround and hearth and Oak beam. Space for a dining table, stairs to the first floor landing, access to under the stairs storage, UPVC double glazed door giving access into the conservatory and a door off into the kitchen.



Kitchen

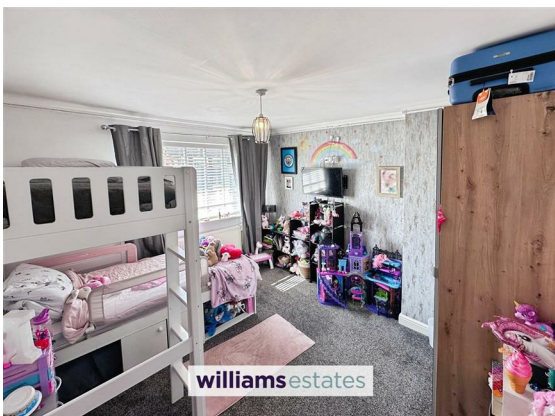
10'1" x 8'7" (3.08m x 2.62m)

Comprising of wall drawer and base units with complimentary worktop over, integrated oven, void for a washing machine, void for dishwasher, space for a freestanding fridge freezer, UPVC double glazed window onto the rear, radiator, lighting, power points, a uPVC double glazed patio door giving access to the rear and a four ring hob with an extractor fan above.

Conservatory / Extension

11'11" x 9'8" (3.64m x 2.96m)

Having lighting, power points, a radiator, UPVC double glazed windows, UPVC double glazed patio door giving access to the outside and a newly fitted slate roof making it ideal for keeping it warm in the winter and cool in the summer.



Stairs to the First Floor Landing

Having a turn staircase, loft access hatch, lighting, UPVC doubled window onto the side, power point and doors off.

Bedroom One

11'4" x 11'1" (3.46m x 3.40m)

Having lighting, power points, radiator and a large UPVC double glazed window onto the rear over looking the field to the rear and out towards the North Wales Coastline.

Bedroom Two

12'6" x 12'8" (3.82m x 3.87m)

Having lighting, power points, radiator and a UPVC double glazed window onto the front elevation.

Bedroom Three

8'9" x 8'0" (2.68m x 2.46m)

Having lighting, power points, radiator and a UPVC double glazed window onto the front elevation with having in-spoilt views of Prestatyn hillside.

Bathroom

7'11" x 7'11" (2.43m x 2.42m)

Comprising of low flush W.C., vanity hand-wash basin with stainless steel mixer tap over, bath with stainless steel taps over and a wall mounted shower head, cupboard housing the boiler, lighting, extractor fan and a UPVC double glazed obscure window onto the side elevation.

Garage

17'1" x 8'0" (5.21m x 2.44m)

Having an up and over door to the front, lighting, power points hosing the meters and being a fantastic space for further utility or a potential to convert.

Outside

The front garden having a Tarmac drive for off Road parking for two vehicles, block paving and a concrete path leading up to the front door. The enclosed rear garden being block paved for low maintenance, outside water source, bound by timber fencing and having plenty of space for activities with the family or to simply relax.

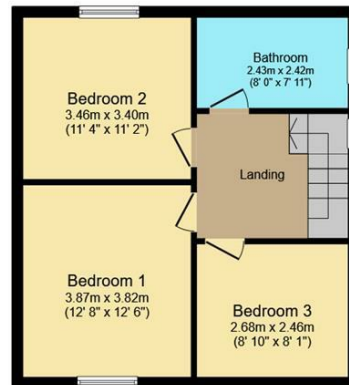
Directions

Proceed left from the Prestatyn office to the roundabout. Take the second exit off onto Ffordd Pendyffryn and continue along, passing the bus station and proceed over the roundabout to the traffic lights. Proceed straight over onto Bastion Road and take the second right turning onto Bastion Gardens.





Ground Floor
Floor area 66.6 sq.m. (717 sq.ft.)



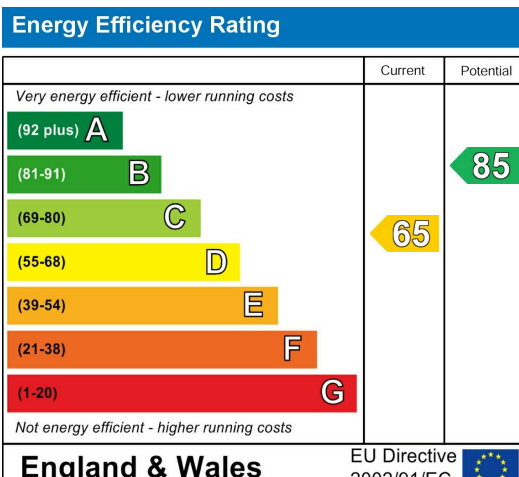
First Floor
Floor area 45.7 sq.m. (492 sq.ft.)

Total floor area: 112.3 sq.m. (1,208 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

williams
estates

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.



Call us on
01745 888900

Prestatyn@williamsestates.com

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.

williamsestates