



**17 Derwent Close, Prestatyn,
Denbighshire, LL19 7TT**

£263,500

 4  2  2  B

EPC - B85 Council Tax Band - D Tenure - Freehold

Derwent Close, Prestatyn

4 Bedrooms - House - Detached

Dream home alert!! This stunning four-bedroom house is a true gem! With modern kitchen/diner, two bathrooms, and tasteful decor throughout this property is turn-key ready. Plus, its prime location just a short stroll away from the beach and Prestatyn town centre making it an absolute winner! Don't miss out on the opportunity to own your dream home!



Accommodation

via a uPVC decorative double glazed door with obscured double glazed panelling adjacent leading into;

Entrance Hallway

Having lighting, power points, large storage cupboard, radiator and stairs to first floor landing.

Stairs To First Floor Landing

Having lighting, loft access hatch, storage cupboard housing the boiler and uPVC double glazed window to the side elevation.

Kitchen/Diner

25'07 x 7'02 (7.80m x 2.18m)

Comprising modern wall, drawer and base units with worktops over, ample space for dining, lighting, power points, radiator, single drainer sink with mixer tap over, integrated dual eye-level oven, four ring induction hob with extractor fan above, void for under counter fridge, void and plumbing for dishwasher, ample natural light with uPVC double glazed windows to the front, side and rear elevations with uPVC door giving access to the rear.

Living Room

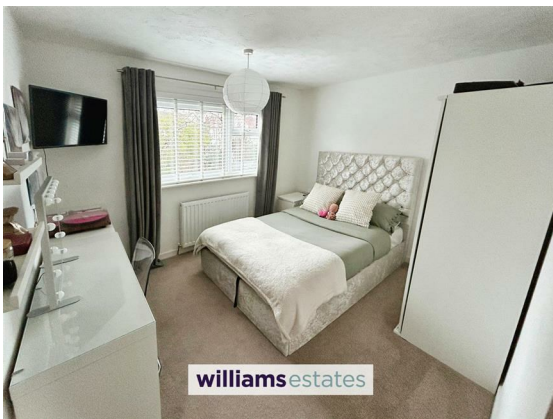
15'09 x 9'11 (4.80m x 3.02m)

Having lighting, power points, radiator, t.v. aerial point, inglenook feature fireplace with floating mantle and a large uPVC double glazed window overlooking the rear.

Ground Floor Bedroom

15'07 x 10'10 (4.75m x 3.30m)

Having lighting, power points, radiator, uPVC double glazed window to the side elevation, sliding uPVC patio doors giving access to the rear and door leading into;



En-suite

8'8x 10'9 (2.64m x 3.28m)

A modern bathroom comprising free-standing bath with mixer tap and telephonic shower head over, vanity hand wash basin with mixer tap over, low-flush W.C., walk-in shower enclosure with rainforest and telephonic shower head, extractor fan, radiator, inset spotlighting, partially tiled walls, and a uPVC obscured double glazed window to the front elevation.

Bedroom One

12'03 x 9'03 (3.73m x 2.82m)

Having lighting, power points, radiator, t.v. aerial point, mirrored fitted wardrobes, and a uPVC double glazed window to the front elevation.

Bedroom Two

10'09 x 9'10 (3.28m x 3.00m)

Having lighting, power points, radiator and uPVC double glazed window to the rear elevation.

Bedroom Three

6'07 x 10'04 (2.01m x 3.15m)

Having lighting, power points, radiator, uPVC double glazed window to the rear elevation.

Shower Room

7'11 x 5'10 (2.41m x 1.78m)

A modern shower room comprising low flush W.C., vanity hand wash basin with mixer tap over, inset spotlighting, extractor fan, walk-in shower enclosure with rainforest and telephonic shower head, radiator, partially tiled walls and a uPVC obscured double glazed window to the side elevation.

Garage

17'07 x 7'11 (5.36m x 2.41m)

Accessed via a uPVC door, having lighting power points, plumbing for washing machine and tumble dryer.

Solar Panels

The property benefits from solar panels.

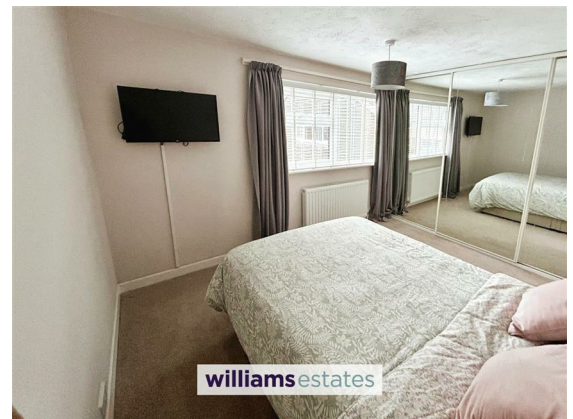
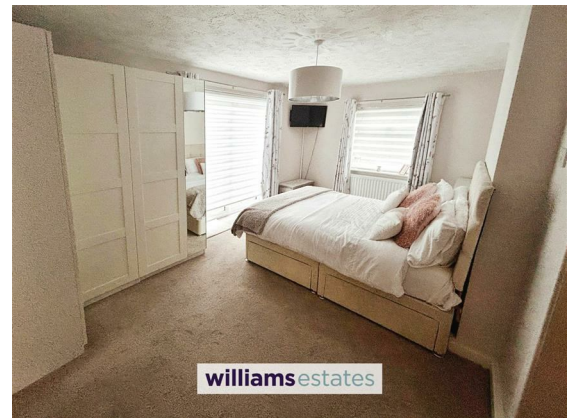
Outside

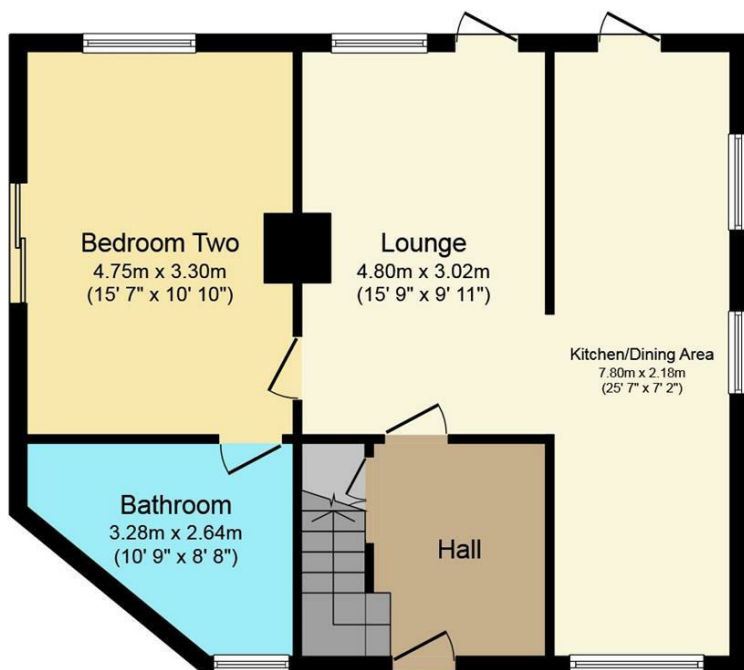
The property is approached via a driveway providing space for off road parking.

To the rear the garden is mainly paved for ease of low maintenance with an area laid-with-lawn adding a touch of green. The garden is deceptively spacious with further patio area to the rear side elevation ideal for enjoying the summer months.

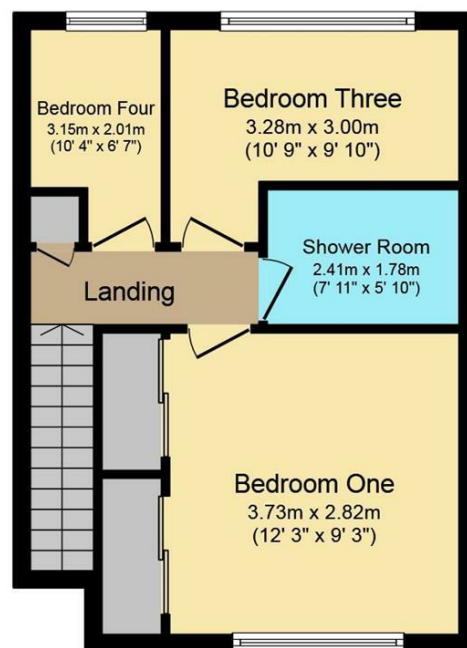
Directions

Proceed from Prestatyn office left to the roundabout and take the second exit off onto Ffordd Pendyffryn. Continue along over the railway bridge to the traffic lights. At the lights continue over onto Bastion Road and take the second left turning onto Grosvenor Road. Continue along taking the third left turning onto Derwent Close and the property can be found at the top of the cul-de-sac.





Ground Floor



First Floor

Total floor area 102.2 m² (1,100 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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	88
(69-80) C		
(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	

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