



**32 Garnett Drive, Prestatyn,
Denbighshire, LL19 7DN**

£205,000

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EPC - D61 Council Tax Band - C Tenure - Freehold

Garnett Drive, Prestatyn

2 Bedrooms - Bungalow - Detached

A beautifully presented detached bungalow located in a popular residential area of Prestatyn and within easy reach of all local amenities. The accommodation briefly comprises an entrance hallway, lounge, modern fitted kitchen, sun room/dining room, two bedrooms and a modern fitted shower room. Outside, providing ample off street parking with a detached garage and well manicured gardens to the front and rear. The property benefits from having gas fired central heating and double glazing. Viewing recommended to fully appreciate what the property has to offer.



Accommodation

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

Entrance Hall

12'7" x 5'2" (3.85m x 1.60m)

Having lighting, radiator, cupboard housing the electrics, airing store cupboard and doors off.

Lounge

16'0" x 11'7" (4.88m x 3.54m)

Having lighting, power points, radiator, telephone point, T.V. aerial point, gas fireplace with complementary surround and hearth and a uPVC double glazed bay window onto the front elevation.



Kitchen

13'2" x 10'9" (4.02m x 3.29m)

A newly fitted Kitchen, comprising of wall, drawer and base units with a complementary worktop over, integrated NEFF microwave, integrated NEFF oven with slide and hide door, void for a freestanding washing machine, stainless steel sink and drainer with stainless steel mixer tap over, four ring NEFF gas hob with extractor fan above, integrated fridge, uPVC double glazed window onto the side elevation, lighting, power points, radiator, space for dining, partially tiled walls, loft access hatch and a door leading into the;



Sun Room / Dining Room

9'6" x 6'0" (2.92m x 1.85m)

Having lighting, power points, radiator, uPVC double glazed window onto the side, uPVC double glazed obscure door giving access to the rear and bifolding door onto the rear giving access to the rear garden.

Bedroom One

13'1" x 8'11" (4.01m x 2.72m)

Having lighting, power points, radiator, fitted wardrobes and a uPVC double glazed window onto the rear elevation.

Bedroom Two

13'8" x 8'1" (4.18m x 2.47m)

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

Shower Room

7'10" x 7'8" (2.41m x 2.36m)

Comprising of a large walk-in shower enclosure with wall mounted shower head, hand-wash basin with stainless steel taps over, low flush W.C., wall mounted radiator, lighting, fully tiled walls, extractor fan and a uPVC double glazed obscure window onto the side elevation.

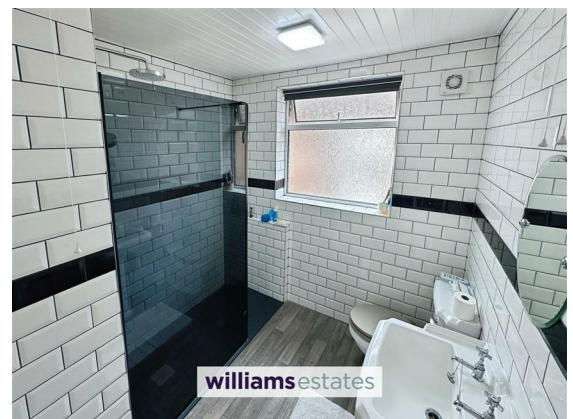
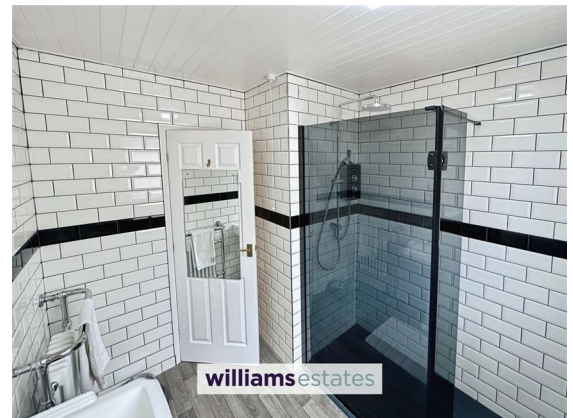
Garage

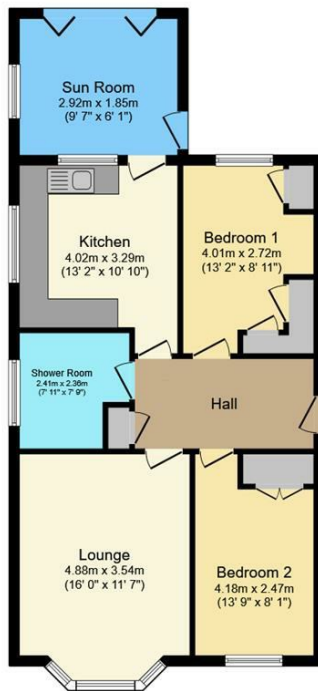
13'7" x 8'3" (4.16m x 2.53m)

Having a uPVC door onto the front, lighting, two double glazed windows onto the side and an excellent space for storage.

Outside

To the front, the property is approached via double iron gates leading onto the driveway which provides ample space for off-road parking and leads up to the accommodation and to the rear. The front garden is mainly laid to lawn with decorative borders comprising of mature plants and shrubs. To the rear, the garden is of ease and low maintenance, which a patio area ideal for alfresco dining, area that is laid to lawn, raised decorative borders, outside water source and houses the garage.





Floor Plan

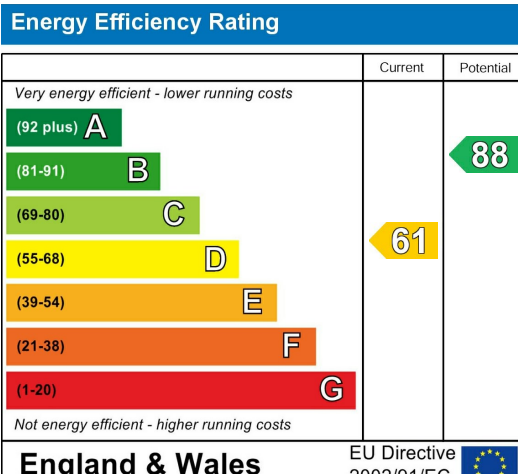
Floor area 73.1 sq.m. (787 sq.ft.)

Total floor area: 73.1 sq.m. (787 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.



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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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