

**24 St. Georges Drive, Prestatyn,  
Denbighshire, LL19 8EH**

**£200,000**

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**EPC - D64    Council Tax Band - C    Tenure - Freehold**



# St. Georges Drive, Prestatyn

## 3 Bedrooms - Bungalow - Detached

A spacious detached bungalow located in a popular residential area of Prestatyn and within easy reach of all the local amenities. The accommodation briefly comprises of entrance hallway, living room, inner hallway, kitchen, three bedrooms, and a family bathroom. Low maintenance gardens to the front and rear with driveway providing ample off road parking. The property benefits from having gas fired central heating and double glazing. Viewing recommended.



### Accommodation

Via a uPVC double glazed door with matching side panels leading into the entrance hallway.

### Entrance Hallway

Having coved ceiling, built in storage cupboard housing the electric meter and providing ample hanging space and a timber obscure glazed door leading into the living room.

### Living Room

14'07 into the bay x 11'05 (4.45m into the bay x 3.48m)

Having coved ceiling, lighting, power points, TV aerial point, radiator, fireplace with tiled hearth housing a living flame gas fire and a uPVC double glazed boxed bay window overlooking the front elevation.

### Inner Hallway

Having loft access hatch, radiator, power point and doors off.

### Bathroom

7'10 x 5'09 (2.39m x 1.75m)

Fitted with a panelled bath with wall mounted shower over, pedestal hand wash basin, low flush W.C., radiator, fully tiled walls, built in airing cupboard and a uPVC obscure double glazed window onto the side elevation.

### Kitchen

16'04 x 9'06 max (4.98m x 2.90m max)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap above, void for washing machine, void for free standing fridge freezer, and space for free standing oven, laminate flooring, radiator, telephone socket, wall mounted gas central heating boiler, uPVC double glazed window onto the side elevation and uPVC double glazed door allowing access onto the rear garden.



### Bedroom One

21'8 x 7'10 ( 6.60m x 2.39m)

Having lighting, power points, two radiators, Velux window and uPVC double glazed window overlooking the rear elevation.

### Bedroom Two

10'10 x 7'09 (3.30m x 2.36m )

Having lighting, power points, radiator, TV aerial point and a uPVC double glazed window onto the side elevation.

### Bedroom Three

10'11 x 9'08 (3.33m x 2.95m)

Having lighting, power points, wall light points, radiator and a uPVC double glazed patio door with matching side panel allowing access onto the rear garden.

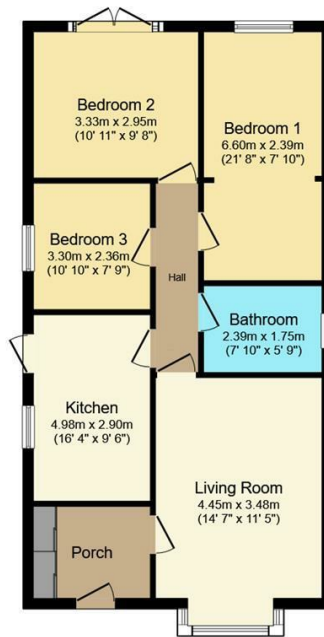
### Outside

The property is approached via timber gates allowing access onto the concrete driveway providing ample off road parking. The garden to the front being landscaped for ease of maintenance and is bound by hedge and wall with timber fencing to the side. Timber gates provides access to the side of the property which leads to the enclosed rear garden. The rear garden being paved for ease of maintenance with a variety of plants, shrubs and trees and is bound by fencing.

### Directions

Proceed from our Prestatyn office to the mini roundabout opposite Aldi and bear right and then first left onto Fforddisa. Continue over the bridge and take the second turning on the right into St Georges Drive, where the property can be found on your right hand side.





### Floor Plan

Floor area 67.4 sq.m. (725 sq.ft.)

Total floor area: 67.4 sq.m. (725 sq.ft.)

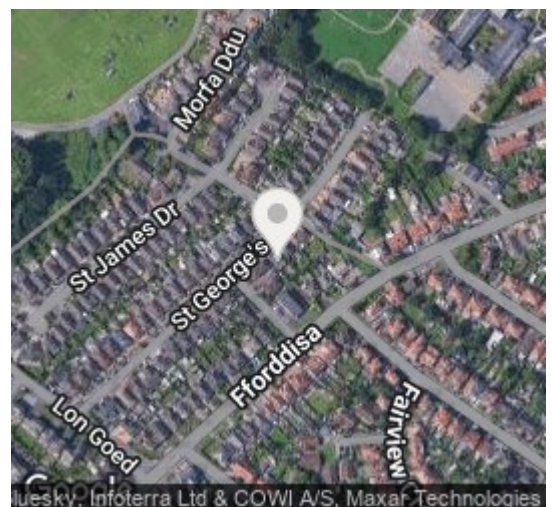
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	83
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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