

**18 Norman Drive, Prestatyn,
Denbighshire, LL19 9HG**

£335,000

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EPC - D68 Council Tax Band - E Tenure - Freehold

Norman Drive, Prestatyn

3 Bedrooms - House - Semi-Detached

A traditional semi detached house located in the popular residential area of Upper Prestatyn and within walking distance to all local amenities including the bus and train stations and local schools. The spacious accommodation briefly comprises of entrance hallway, living room, dining room, inner hallway, utility room, W.C., Kitchen, conservatory, three bedrooms and bathroom. To the outside established gardens to the front and rear with off road parking and garage. Viewing recommended to fully appreciate the spacious accommodation.



Acommodation

Via a uPVC double glazed decorative door with obscure glazed panel adjacent, leading into:

Entrance Hall

14'2" x 6'5" (4.32 x 1.96)

Having lighting, power-points, radiator, cupboard housing the electrics, store-cupboard under the stairs, stairs off to the first floor landing and doors off.

Living Room

15'8" x 11'11" (4.80 x 3.64)

Having lighting, power-points, radiators, gas fireplace with complementary surround and hearth, uPVC double glazed bay window to the front elevation and double timber doors leading into:

Dining Room

13'4" x 11'7" (4.07 x 3.55)

Having lighting, power points, radiator and a uPVC double glazed patio door giving access onto the rear garden.

Inner Hallway

8'11" x 6'11" (2.74 x 2.11)

Provides access to dining room, kitchen and utility. Includes lighting, power points, radiator, archway into kitchen and doors off to the utility.

Utility

7'7" x 6'7" (2.32 x 2.01)

Space for free standing fridge freezer, uPVC double glazed door giving access to the garden, door to garage and doors off.

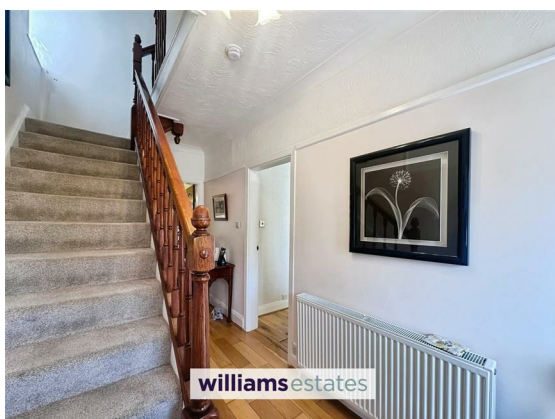
W.C.

Comprises of W.C., hand wash basin with stainless steel taps over, lighting, radiator, wall mounted boiler, partially tiled walls and uPVC double glazed obscure window to the side elevation.

Kitchen

11'3" x 6'11" (3.43 x 2.13)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with stainless steel mixer tap over, partially tiled walls, void for free standing cooker with extractor fan above, a uPVC double glazed window to the side elevation and timber door into:



Conservatory

11'5" x 8'2" (3.49 x 2.49)

Having lighting, power-points, radiator, uPVC double glazed windows surrounding with uPVC double glazed door giving access to the rear garden.

Stairs Off To The First Floor Landing

Having a turned staircase with lighting, feature decorative glazed window to the side elevation and doors off.

Bedroom One

15'8" x 9'11" (4.80 x 3.03)

Having lighting, power-points, radiator, fitted wardrobes and uPVC double glazed bay window onto the front elevation enjoying views of Prestatyn hillside.

Bedroom Two

13'1" x 11'3" (3.99 x 3.44)

Having lighting, power-points, radiator and a uPVC double glazed window overlooking the rear garden with views onto the North Wales coastline.

Bedroom Three

9'6" x 8'6" (2.9 x 2.61)

Having lighting, power-points, radiator, fitted store-cupboards over the stairs and a uPVC double glazed window to the front elevation.

Bathroom

8'9" x 7'3" (2.69 x 2.21)

Comprises of a low flush W.C., hand wash basin with stainless steel taps over, bath with stainless steel taps over with wall-mounted shower head, built in store cupboard, partially tiled walls, lighting, radiator, loft access hatch and a uPVC double glazed obscure window to the side elevation.

Outside

The property is approached via double wrought iron gates allowing access onto a block paved driveway providing off road parking. The driveway leads to an attached garage. The front garden is landscaped for ease of maintenance and is bound by stone wall and hedging. A timber gate gives access to the rear garden. The enclosed rear garden is of a good size and a particular feature of the property having a feature gravel and paved section with a variety of plotted plants, laid to lawn with a paved patio to rear of the garden enjoying a sunny and private aspect with a timber built summer house and is bound by fence and established hedges.

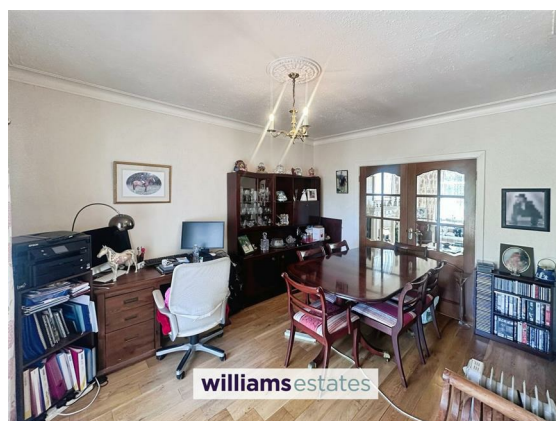
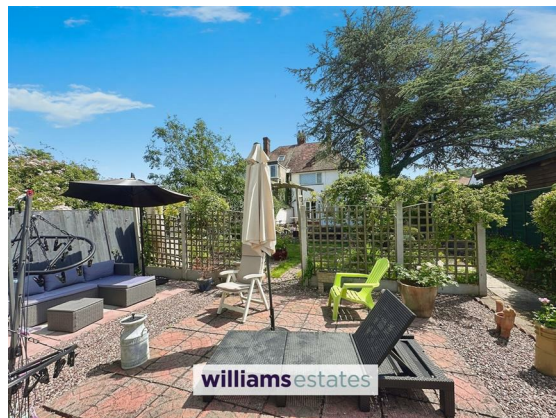
Garage

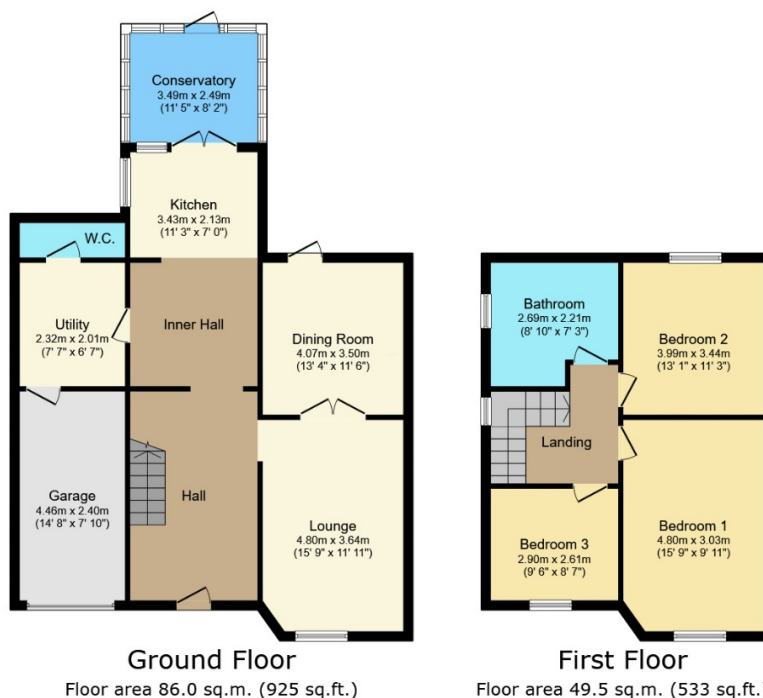
14'7" x 7'10" (4.46 x 2.40)

Folding timber door to front, loft access hatch, lighting and power-points.

Directions

From the Williams Estates office in Prestatyn, turn right onto Gronant Road and continue past the traffic light. Continue along and turn Right onto Norman Drive and the property can be found on the left hand side.





Total floor area: 135.5 sq.m. (1,458 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.

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 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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