



**15 Morgan Road, Prestatyn,
Denbighshire, LL19 7YY**

£210,000

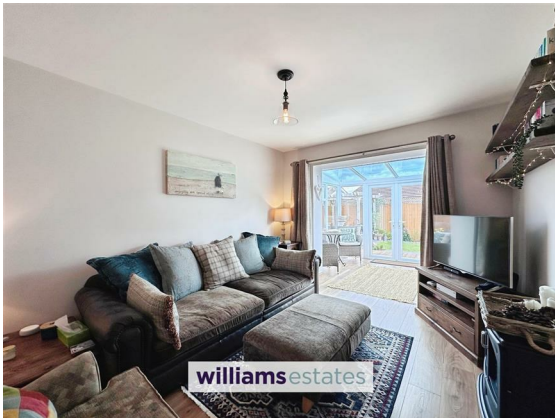
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EPC - D68 Council Tax Band - C Tenure - Freehold

Morgan Road, Prestatyn

2 Bedrooms - Bungalow - Detached

A tastefully decorated two bedroom detached bungalow situated within close proximity to the seaside promenade and all local amenities. Having undergone a full refurbishment since the property was purchased, along with re-configuration, the property comprises of two bedrooms, kitchen, bathroom, lounge and conservatory. Benefits include easy to maintain gardens to the front and rear, ample off-road parking, uPVC double glazing, gas central heating and contemporary living throughout. Internal viewing is highly recommended to fully appreciate.



Accommodation

via a modern obscure glazed door, leading into the;

Entrance Hall

Being of a good size, having lighting, power points, radiator and doors off.

Bedroom One

13'6" x 13'5" (4.13m x 4.10m)

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

Bedroom Two

8'5" x 8'0" (2.57m x 2.45m)

Having lighting, power points, radiator, store cupboard, cupboard housing the electrics, loft access hatch and a uPVC double glazed window onto the side elevation.

Bathroom

7'10" x 5'3" (2.40m x 1.62m)

Comprising low flush W.C., vanity hand-wash basin with mixer tap over, bath with mixer tap over and a wall mounted shower head, wall mounted heated towel rail, fully tiled floor and walls, lighting and a uPVC double glazed obscure window onto the side elevation.

Kitchen

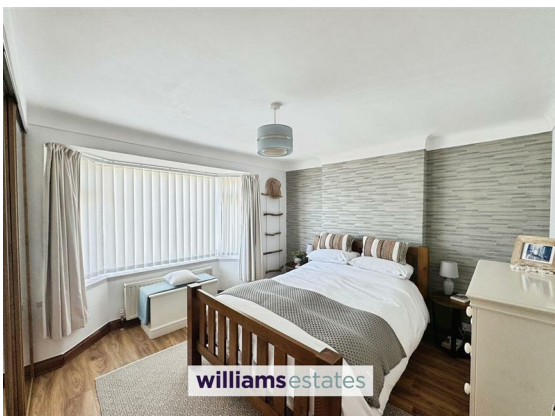
11'2" x 8'9" (3.41m x 2.68m)

Comprising of wall, drawer and base units with a complementary worktop over, integrated oven with four ring hob and extractor fan, integrated dishwasher, void for washing machine, space for under the counter fridge, space for under the counter freezer, stainless steel sink and drainer with stainless steel mixer tap over, wall mounted modern radiator, lighting, power points, partially tiled walls and a uPVC double glazed window onto the rear elevation.

Lounge

13'2" x 10'1" (4.02m x 3.09m)

Having lighting, power points, radiator, T.V. aerial point and an opening into the conservatory.



Conservatory

9'9" x 7'3" (2.99m x 2.22m)

Having lighting, fitted storage, uPVC double glazed units and uPVC double glazed double patio doors onto the rear elevation.

Outside

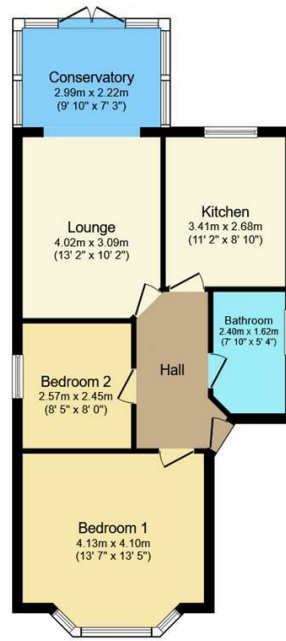
The property is approached via a concreted driveway providing ample space for off-road parking for multiple vehicles. Being of ease and low maintenance, bound by stone walling and having areas that are laid to gravel. To the side there is a timber gate providing access to bin store / shed storage.

To the rear, the garden is beautifully presented, with an area that is laid to lawn, paved patio ideal for alfresco dining / relaxing in the sun and bound by timber fencing. Enjoying a sunny aspect all day long and of ease and low maintenance.

Directions

From the Prestatyn office proceed to the mini roundabout turning right and first left onto Fforddisa. Proceed along Fforddisa turning right at the crossroads onto Ffordd Penrhwyfya. Proceed over the railway bridge and turn left into Lon Dify, then right to Marion Road, left to Ceri Avenue, then left to Russell Drive, and finally right to Morgan Road.





Floor Plan

Floor area 62.3 sq.m. (671 sq.ft.)

Total floor area: 62.3 sq.m. (671 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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