



**67 Winchester Drive, Prestatyn,
Denbighshire, LL19 8DQ**

Offers In The Region Of £179,950

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EPC - C70 Council Tax Band - C Tenure - Freehold

Winchester Drive, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

A well presented two bedroom semi detached bungalow located in a favoured residential area and within close proximity of the towns amenities. The accommodation comprises of living room, modern fitted kitchen, modern fitted shower room and two double bedrooms. To the outside gardens to front and rear, long driveway for ample off street parking and detached garage. The property benefits from double glazing and gas central heating. Available with no onward chain.



Accommodation

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

Entrance Hallway

Having electric meter cupboard and door leading into the living room.

Living Room

16'11" x 10'5" (5.16 x 3.18)

Having coved ceiling, radiator, ample power points, TV point, telephone point, smoke alarm and double glazed window overlooking the front elevation.

Inner Hall

Having power point, smoke alarm and doors off.

Bedroom 1

10'4" x 9'11" (3.15 x 3.02)

Having radiator, power points and double glazed windows to the front and side elevations.

Bedroom 2

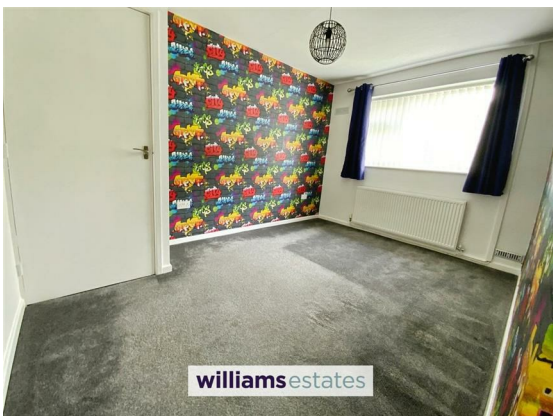
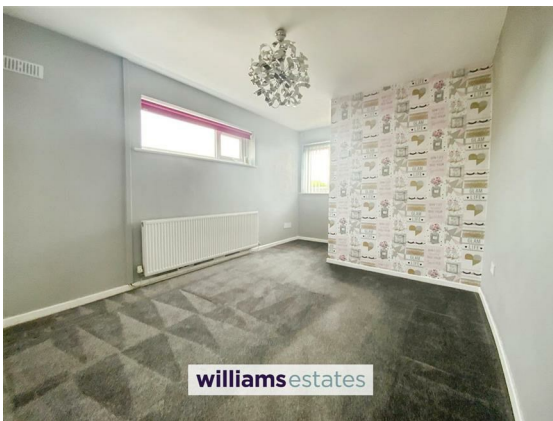
12'5" x 8'10" (3.78 x 2.69)

Having radiator, power points, loft hatch access, built in storage cupboard and double glazed window overlooking the rear elevation.

Shower Room

6'5 x 5'8 (1.96m x 1.73m)

Fitted with a modern three piece suite comprising of low flush W.C., vanity wash basin, tiled splash backs, shower enclosure with Mira overhead shower, extractor fan, wall mounted heated towel rail, vinyl flooring and double glazed obscure window to the side elevation.



Kitchen

11'5" x 9'5" (3.48 x 2.87)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, tiled splash back, voids for cooker with extractor fan over, void and plumbing for washing machine, power points, radiator, wall mounted Worcester gas central heating boiler, vinyl flooring, double glazed window over looking the rear elevation and double glazed door allowing access onto the rear garden.

Outside

The property is approached via a concrete driveway offering ample off street parking and leads to the detached garage. The front garden has decorative gravel for ease of maintenance with timber gates allowing access to the rear garden. The rear garden being mainly laid to lawn with slate gravel borders, paved patio ideal for alfresco dining and is bound by timber fencing offering a private setting.

Garage

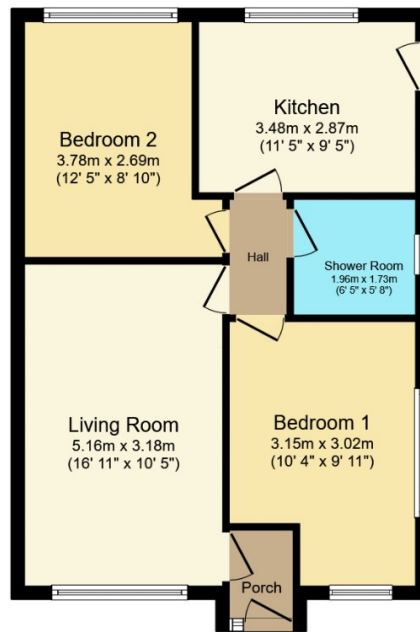
16'10" x 7'11" (5.13 x 2.41)

Having an electric roller door and personal door to the side, power points and lighting with wall mounted electric meter.

Directions

Proceed from the Prestatyn office to the mini roundabout and turn right onto Ffordd Pendyryn. Turn left onto Fforddisa and continue along to the cross roads turning right onto Ffordd Penrhwyfya. Continue along and Winchester Drive can be found on the right hand side.





Floor Plan

Floor area 57.2 sq.m. (616 sq.ft.)

Total floor area: 57.2 sq.m. (616 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		89
(69-80) C	70	
(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	



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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Call us on
01745 888900
Prestatyn@williamsestates.com