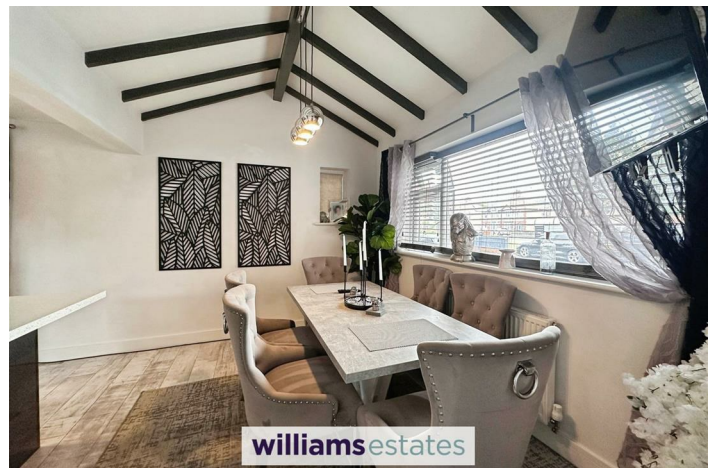




**166 Victoria Road, Prestatyn,
Denbighshire, LL19 7UF**

OFFERS OVER £215,000

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EPC - C72 Council Tax Band - D Tenure - Freehold

Victoria Road, Prestatyn

3 Bedrooms - House - Semi-Detached

This extended three-bedroom semi-detached house on Victoria Road, Prestatyn, offers spacious and versatile living in a prime coastal location. The property features off-road parking, low-maintenance gardens to the front and rear, and is conveniently situated close to all local amenities and the seaside promenade. Inside, the home boasts a generous kitchen/diner, a study, a separate utility room, and a convenient downstairs W.C., making it ideal for modern family living.



Accommodation

Via a uPVC double glazed obscure door with obscure glazed panel agastent

Entrance Hallway

Being a good size. Having lighting, power points, stairs to the first floor landing, cupboard under the stairs for storage and doors off.

Lounge

24'1" x 10'3" (7.36 x 3.13)

Currently being used as a bedroom one. Having lighting, power points, radiator, uPVC double glazed window onto the front and uPVC double glazed double french patio doors giving access into the rear garden.

Study Office

10'4" x 7'10" (3.17 x 2.41)

Having lighting, power points, radiator, store cupboard housing the boiler, uPVC double glazed window onto the rear and a door off into the open kitchen/diner.

Kitchen/Dining Area

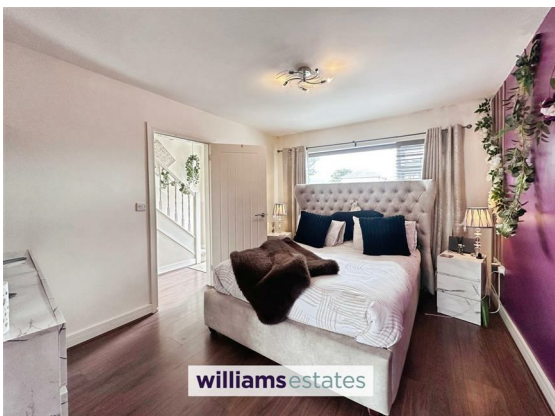
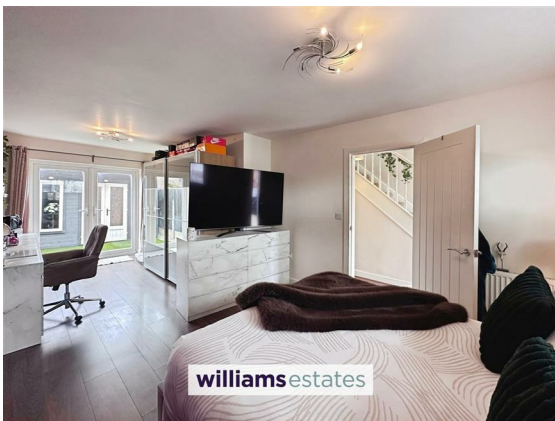
22'5" x 11'6" (6.85m x 3.51m)

Comprising of wall drawer and base units with a complementary worktop over, integrated oven, four ring gas hob with splash back and stainless steel extractor fan above, stainless steel sink and drainer with a stainless steel mixer tap over, uPVC double glazed windows onto the side, space for freestanding fridge freezer, uPVC double glazed door into the conservatory, lighting, power points, radiator, space for dining, uPVC double glazed window onto the front and the side, feature beam effect in the dining area and a door off into the utility.

Utility Room

7'10" x 5'6" (2.40m x 1.70m)

Comprising of wall and base unit, stainless sink and drainer with stainless mixer tap over, void for washing machine and dryer, lighting, power points, radiator and a door off into the down stairs W.C.



Down Stairs W.C.

5'6" x 3'2" (1.70m x 0.99m)

Comprising of low flush W.C., hand wash basin with stainless steel mixer tap over, lighting and a uPVC double glazed obscure window onto the side.

Side Porch/Conservatory

Having a uPVC double glazed door to the front, uPVC door onto the side into the kitchen/diner and a great space for storage.

Stairs To The First Floor Landing

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

Bedroom One

10'4" x 12'5" (3.17m x 3.81m)

Currently being used as an upstairs lounge. Having lighting, power points, radiator and a uPVC double glazed window onto the front.

Bedroom Two

10'5" x 10'5" (3.18m x 3.18m)

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

Bedroom Three

7'11" x 7'6" (2.43m x 2.30m)

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

Bathroom

8'5" x 5'6" (2.58m x 1.68m)

Comprising of low flush W.C., hand wash basin with stainless steel mixer tap over, bath with stainless steel mixer tap over and wall mounted shower head, lighting, radiator, extractor fan, another loft access hatch and a uPVC double glazed obscure window onto the front elevation.

Summer House

12'2" x 8'11" (3.72m x 2.73m)

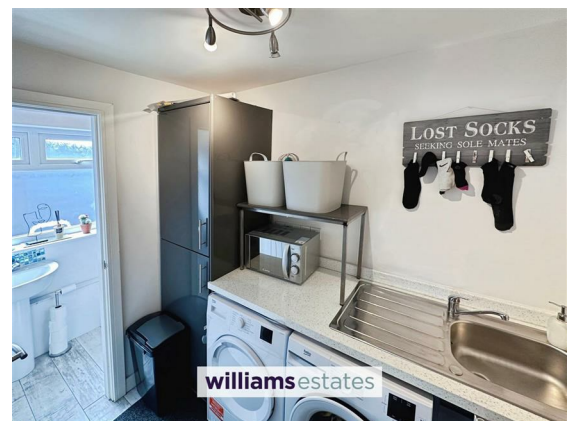
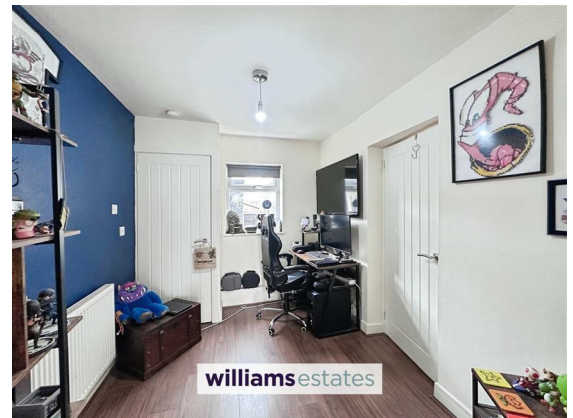
Used as a lash room. Having lighting, power points and glazed windows onto the front.

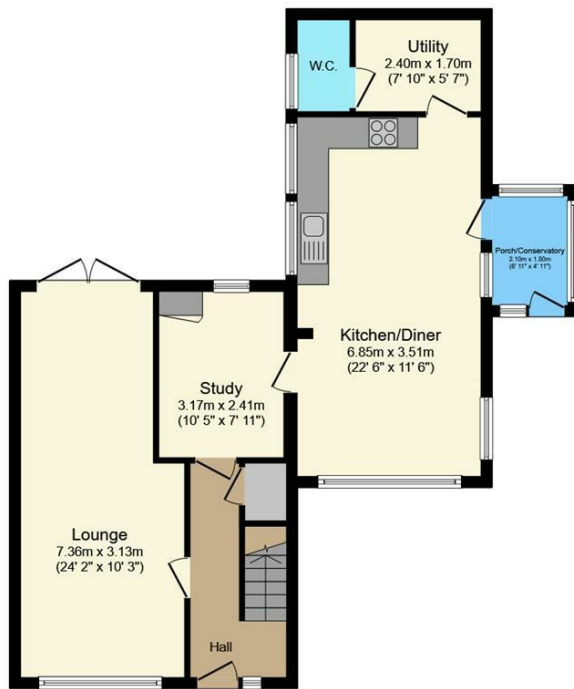
Outside

To the front, the property features golden gravel enclosed by timber fencing, with space for off-road parking to the side. The rear garden includes low-maintenance artificial grass and a summer house, also enclosed by timber fencing for added privacy.

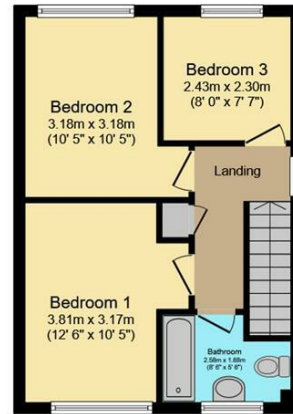
Directions

Proceed from the Prestatyn left onto the roundabout taking the second exit off, continue along and over the railway bridge, take a left at the crossroads onto Victoria Road. Continue along and the property can be found on the right hand side.





Ground Floor
Floor area 72.1 sq.m. (776 sq.ft.)



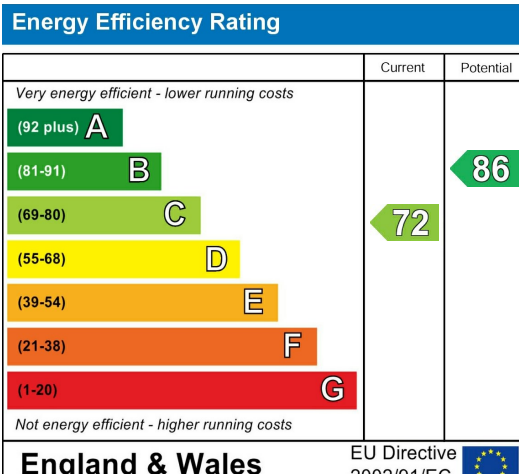
First Floor
Floor area 37.3 sq.m. (402 sq.ft.)

Total floor area: 109.4 sq.m. (1,178 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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01745 888900

Prestatyn@williamsestates.com

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