



**49 The Meadows, Prestatyn,  
Denbighshire, LL19 8EU**

**£229,950**

 3  2  2  D

**EPC - D68    Council Tax Band - D    Tenure - Freehold**



# The Meadows, Prestatyn

## 3 Bedrooms - Bungalow - Semi Detached

Nestled in the charming area of The Meadows, Prestatyn, this delightful semi-detached dormer bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The two spacious reception rooms provide ample space for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family.

One of the standout features of this bungalow is the stunning mountain views that can be enjoyed from various vantage points within the home. The natural beauty surrounding the property adds a serene backdrop to everyday life. The private garden is a wonderful space for outdoor activities, gardening, or simply unwinding in the fresh air, making it a perfect haven for those who appreciate nature.

Additionally, the property boasts two bathrooms, providing convenience for busy households. Off-road parking is also available, ensuring that you have a secure and accessible space for your vehicle.

This semi-detached dormer bungalow in The Meadows is not just a house; it is a home that offers a comfortable lifestyle in a picturesque setting. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in this lovely part of Prestatyn. Available with no onward chain.



### Accommodation

Via a timber door with obscure glass, giving access to the porchway.

### Porch

Having quarry tiles and a door off into the inner hallway.

### Kitchen

9'3" x 8'8" (2.83m x 2.66m )

Comprising of wall, drawer and base units with worktop over, void for free-standing oven with stainless steel extractor hood over, void for dishwasher, void for washing machine, void for fridge freezer, lighting, power points, uPVC obscure double glazing door giving access to the rear garden and a uPVC double glazed window to the rear.

### Bedroom One

13'9" x 11'6" (4.20m x 3.51m )

Having lighting, power points, a radiator, a built-in mirrored wardrobe and a large uPVC double glazed window overlooking the rear garden.

### Shower Room

9'4" x 5'4" (2.87m x 1.65m)

Comprising of a built-in vanity with low flush W.C., and hand-wash basin with stainless steel mixer tap over, uPVC double glazed obscure window onto the side elevation, a radiator, inset spot lighting, wall in shower cubicle with wall mounted electric shower and fully tiled walls.

### Hallway office space

9'4" x 8'5" (2.85m x 2.58m)

Having lighting, a uPVC double glazed window onto the side elevation, a radiator, power points and stairs up to the first floor landing with an under-stair storage cupboard.

### Hallway

Having lighting, power points, storage cupboard storage cupboard housing the electrics and doors off.

### Dining Room

9'3" x 9'4" (2.83m x 2.85m )

Having lighting, power points, a radiator, a uPVC double glazed window onto the front elevation and an opening into the living room.



### Living Room

18'0" x 11'5" (5.49m x 3.50m )

Having a large uPVC double glazed window onto the front elevation, power points, lighting, and an electric fire with a complementary surround and hearth.

### Stairs to the First Floor

Being a turn staircase, having lighting and doors off.

### Bedroom Two

13'0" x 11'7" (3.98m x 3.55m )

Having good head height, lighting, power points, a radiator and a Velux window.

### Garden

Step into this beautifully designed private garden, thoughtfully arranged to offer both relaxation and functionality. A spacious slabbed patio area provides the perfect spot for outdoor dining or entertaining, leading seamlessly to a charming raised decking area. Here, a wooden pagoda shelters a comfortable seating area, ideal for enjoying peaceful evenings or hosting guests in style.

The garden features flower beds framed with rustic railway sleepers, adding a touch of natural charm and structure. A well-maintained lawn area offers open green space, perfect for families or simply unwinding outdoors.

To the rear, a practical shed provides ample storage for garden tools and equipment, while the entire garden is enclosed by sturdy fence panels, ensuring a high degree of privacy and security. Benefitting from an outside water tap, log store, outside electric sockets, built-in bin storage, as well as a gate giving access to the side driveway.

This outdoor space combines form and function, creating an inviting, low-maintenance haven for both relaxation and socialising.

### Upstairs Bathroom

9'4" x 7'4" (2.85m x 2.26m)

Comprising of a low flush W.C., bath with stainless steel mixer tap over, wall-mounted hand-held shower head above, partially tiled walls, vanity hand-wash basin with stainless steel mixer tap over, shower cubicle with wall-mounted shower head, uPVC double glazed obscure window onto the side elevation and a radiator.

### Bedroom Three

11'7" x 11'1" (3.55m x 3.39m )

Having good head height, lighting, power points, a radiator and a Velux window.

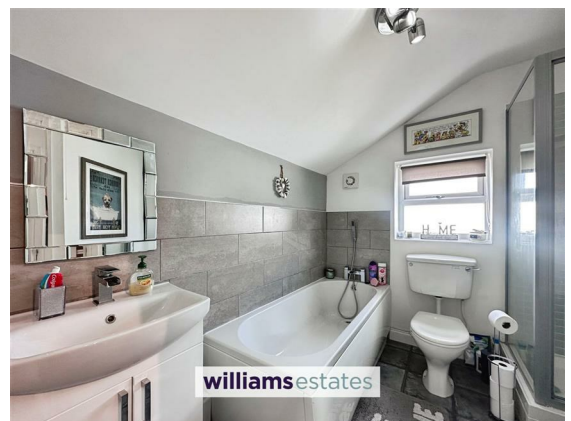
### Storage Room

12'4" x 5'10" (3.78m x 1.80m )

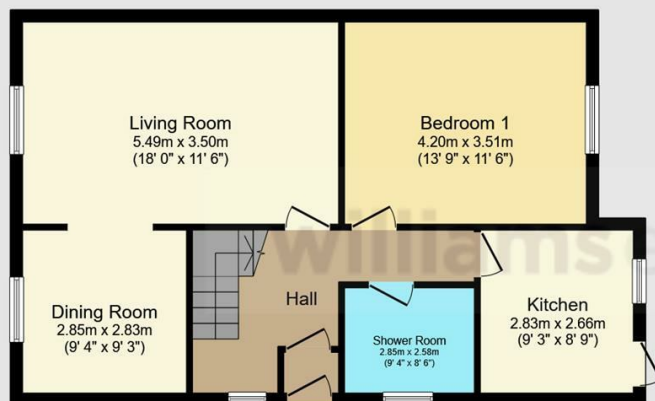
Having lighting, good room for storage, and it goes into the eaves and currently houses the Worcester boiler that was serviced this year.

### Directions

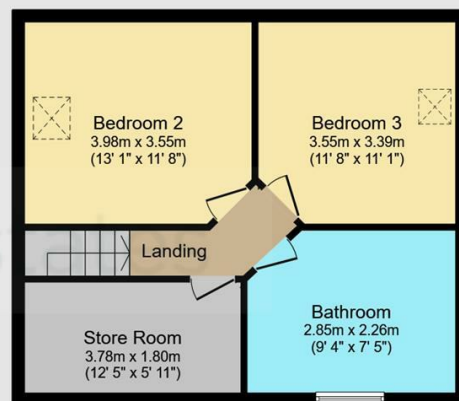
From the Prestatyn office, turn right at the mini roundabout and first left onto Fforddisa. Turn left off Fforddisa into The Meadows.







**Ground Floor**  
Floor area 65.4 sq.m. (703 sq.ft.)



**First Floor**  
Floor area 48.2 sq.m. (519 sq.ft.)

Total floor area: 113.6 sq.m. (1,223 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

**williams**  
estates

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>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>68</b>                  |           |
| (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<br>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.

**williams**estates

Call us on  
01745 888900  
Prestatyn@williamsestates.com