



**31 St. Georges Drive, Prestatyn,  
Denbighshire, LL19 8EH**

**£240,000**



**EPC - C71   Council Tax Band - C   Tenure - Freehold**

# St. Georges Drive, Prestatyn

## 3 Bedrooms - Bungalow - Detached

This well presented detached three bedroom bungalow offers comfortable and spacious living in a sought after location. Featuring a modern open plan kitchen, diner and living area. It boasts two well appointed bathrooms, ensuring convenience for families or guests. Externally, the property benefits from off road parking, a practical outside utility area, and a low-maintenance outdoor space. Situated close to all local amenities, including shops, schools, and public transport links, this bungalow combines practicality and excellent location.



### Accommodation

Via uPVC double glazed door leading into:

#### Inner Hall

Gives access to bedroom two and the stairs to the first floor.

#### Kitchen Diner

19'0" x 19'1" (5.8m x 5.84m)

Modern style kitchen comprising of wall drawer and base units with a complementary worktop over, sink and a half and drainer with stainless steel mixer tap over, integrated double oven with warming drawer underneath, five ring gas hob with splash back and extractor fan above, space for freestanding American fridge freezer with plumbing, integrated dish washer, floor to ceiling pantry cupboards with built in electric, space for dining, log burner, extract wall and base units, lighting, power points, radiator, uPVC double glazed window onto the side and an opening into the living room.

#### Living Room

18'1" x 9'5" (5.53m x 2.89m )

Having lighting, power points, radiators, orangery roof lantern with double glazed panelling, uPVC double glazed French patio doors giving access to the raised decked area and uPVC double glazed windows onto the side and rear elevation.

#### Shower Room

7'7" x 5'8" (2.32m x 1.73)

Comprising of a walk in shower with wall mounted rain fall shower head with hand held shower head, wall mounted heated towel rail, fully tiled walls and floor, low flush W.C., hand wash basin bowl with stainless steel mixer to over, wall mounted LED mirror and demister, store cupboard housing the boiler and space for storage, inset spot lighting, extractor fan and a uPVC double glazed obscure window to the side.

#### Bedroom One

14'4" x 10'9" (4.37m x 3.30m)

Having lighting, power points, radiator, built-in wardrobes, electric fitted curtains, and a uPVC double glazed box bay window onto the front elevation.



## Bedroom Two

8'6" x 7'6" (2.60m x 2.31m )

Having lighting, power points, radiator, store space under stairs and a uPVC double glazed window onto the front.



## Stairs To The First Floor

Has a bedroom and a bathroom off.

## Bedroom Three

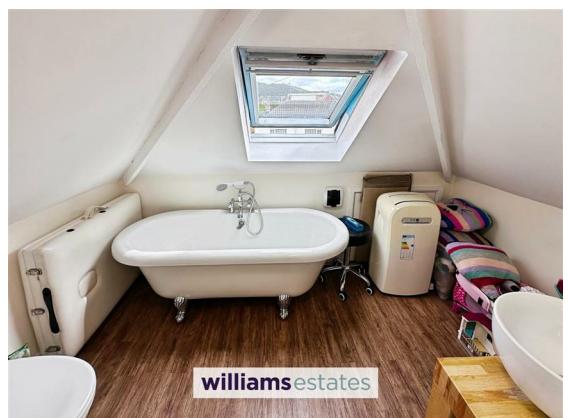
14'7" x 9'4" (4.45m x 2.85m )

Having lighting, power points, radiator, store access into the eaves and a velux window onto the side elevation having views out towards the Clwydian range.

## Bathroom

9'10" 6'2" (3.01m 1.90m )

Comprising of a free standing bath with stainless steel mixer tap and telephonic shower head over, a low flush W.C., a bowl hand wash basin with stainless steel mixer tap over, lighting, extractor fan, storage into the eaves and a Velux window onto the front having views of Prestatyn hillside.



## Outside

To the front, the property features a concrete driveway providing off-road parking, alongside a grassed area complemented by a variety of plants, bushes, and shrubs for added curb appeal.

To the rear, a raised, decked area with a glass balustrade offers the perfect spot for alfresco dining and enjoys a sunny aspect throughout the day. Steps lead down to a low-maintenance garden, mainly laid to lawn, enclosed by timber fencing, and featuring an outdoor shed along with an assortment of potted plants and shrubs.

## Outside Utility

The property also benefits from an outdoor utility area, complete with base units, worktop, space for a washer and dryer, a sink with a telephonic mixer tap, lighting, and power supply. Perfect space for drying clothes even in the winter.



## Directions

Proceed from our Prestatyn office to the mini roundabout opposite Aldi and bear right and then first left onto Fforddisa. Continue over the bridge and take the second turning on the right onto St Andrews Drive and turn right onto St Georges drive where the property can be found on your left hand side.

## Additional Notes

Boiler location - Shower Room Cupboard - Serviced every year.





Ground Floor

Floor area 75.2 sq.m. (810 sq.ft.)

First Floor

Floor area 22.4 sq.m. (241 sq.ft.)

Total floor area: 97.7 sq.m. (1,051 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](http://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		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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