



**85 Victoria Road West, Prestatyn,
Denbighshire, LL19 7AB**

Offers In The Region Of £300,000

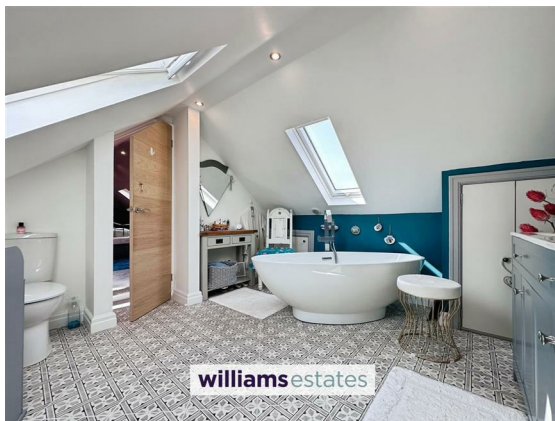
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EPC - D55 Council Tax Band - E Tenure - Freehold

Victoria Road West, Prestatyn

3 Bedrooms - Bungalow - Detached

This beautifully presented three-bedroom dormer bungalow showcases a modern finish with full double glazing throughout. It offers three spacious double bedrooms, providing comfortable accommodation for families or those seeking extra space. The property features an attractive, low-maintenance garden and ample off-road parking. Ideally situated within walking distance of the scenic Prestatyn seaside and conveniently close to local amenities.



Accommodation

Via double uPVC double glazed obscure doors, into the:

Entrance Porch

3'8" x 2'1" (1.14 x 0.66)

Having a decoratively glazed front door giving access to the property.

Entrance Hall

L-shaped hallway, having lighting, power points, wall mounted modern radiator, tiled flooring and oak doors off.

Lounge

20'7" x 14'3" (6.29 x 4.35)

Having lighting, power points, T.V aerial points, two wall mounted modern radiators, uPVC double glazed bay window to the front, uPVC double glazed obscure windows onto both side elevations and stairs to the first floor landing.



Shower Room

8'5" x 5'8" (2.57 x 1.74)

Comprising of a low flush W.C., vanity hand wash basin, larger than average walk in shower enclosure with wall mounted shower head and telephonic shower head, wall mounted heated towel rail, tiled walls and marble flooring.

Bedroom Two

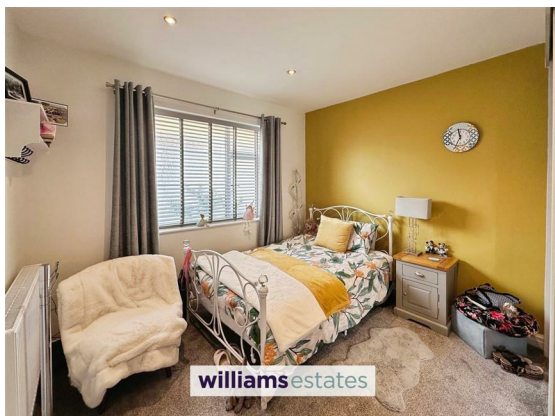
13'8" x 10'10" (4.17 x 3.32)

Having lighting, power points, radiator and a uPVC double glazed window to the side.

Bedroom Three

10'8" x 10'5" (3.27 x 3.19)

Having lighting, power points, radiator, bespoke fitted wardrobes and a uPVC double glazed obscure window to the side elevation.



Open Plan Kitchen/Living Area

20'6" x 20'2" (6.26 x 6.17)

L shaped kitchen comprising of wall, drawer and base units with complementary work tops over, sink and a half with drainer with stainless steel mixer tap over, integrated fridge, integrated freezer, integrated double oven, integrated microwave, five ring gas hob with extractor fan above, island with room for seating, dishwasher, washing machine, lighting power points, radiators, a uPVC double glazed window onto the side, two wall mounted modern radiators, multi-fuel burning stove, a uPVC double glazed large skylight and uPVC double glazed bi folding door onto the rear.



Landing

Having stairs to the first floor accommodation and openings off.

Bedroom One

18'5" x 10'4" (5.63 x 3.17)

Having lighting, power points and a velux window to the side elevation.

Bathroom

10'9" x 10'1" (3.28 x 3.08)

Comprising of a free standing bath with stainless steel tap over, low flush W.C., vanity hand wash basins with tiled splash back, lighting, modern radiator, tiled flooring and velux windows to each side elevation.



Outside

The property is approached via a driveway, providing space for off road parking. To the front of the property, it showcases a low maintenance garden laid to lawn with a low brick wall. At the rear, the garden is of ease and bounded by timber fencing, housing a garage, also being laid to lawn and having a paved area ideal for alfresco dining. It also enjoys a sunny aspect, with access down either side of the property, that wraps around to the front.

Garage

19'10" x 10'2" (6.05 x 3.10)

Ample storage space, with a glazed window, up and over door, with a further door to the side.



Directions

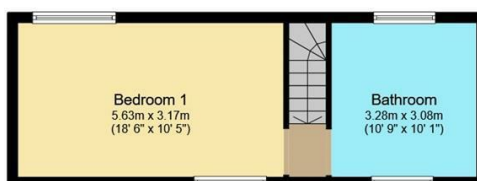
From Prestatyn office turn left towards the mini roundabout and take the 2nd exit off onto Ffordd Pedyfryn and continue along passing the bus station on the left hand side and continue over the railway bridge to the traffic lights. At the traffic lights turn left onto Victoria Road and continue along passing the Ffrith, go straight through the traffic lights continuing onto Victoria Road West turn left and carry on and the property can be seen on the left hand side by way of our For Sale board.





Ground Floor

Floor area 99.4 sq.m. (1,070 sq.ft.)



First Floor

Floor area 31.8 sq.m. (342 sq.ft.)

Total floor area: 131.2 sq.m. (1,412 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		83
(69-80) C		
(55-68) D	55	
(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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