



**24 Warren Drive, Prestatyn,
Denbighshire, LL19 7HT**

£345,000

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EPC - D61 Council Tax Band - E Tenure - Freehold

Warren Drive, Prestatyn

4 Bedrooms - House

Nestled in the charming area of Warren Drive, Prestatyn, this delightful house presents an excellent opportunity for those seeking a spacious family home with immense potential. Boasting four generously sized bedrooms, this property is perfect for families or those looking for extra space. The two reception rooms offer versatile living areas, ideal for both relaxation and entertaining guests.

While the house is in need of modernisation, this allows you the freedom to personalise the space to your taste and style. The fantastically sized rear garden is a standout feature, providing ample room for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property benefits from off-road parking, ensuring convenience for you and your guests. One of the most appealing aspects of this home is its proximity to the beach, which is just a short walk away. Viewing is highly recommended to truly appreciate.



Accommodation

via a uPVC double-glazed door leading into:

Entrance Porch

4'10" x 3'9" (1.48m x 1.16m)

Having a timber obscured glazed door leading into:

Entrance Hall

Being a very good size, houses an alarm system, has lighting, a powerpoint, doors off and a store area with stairs leading up to the first floor with a double glazed obscure window onto the side.

Bedroom One

11'1" x 10'9" (3.39m x 3.30m)

Having lighting, power points, a radiator and a timber framed glazed window onto the rear elevation.

Bedroom Two

10'11" x 10'10" (3.33 x 3.32m)

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

Bedroom Three

11'0" x 7'11" (3.36m x 2.43m)

Having lighting, power points, a radiator and a timber-framed glazed window on the front elevation.

Bedroom Four

11'3" x 8'0" (3.45m x 2.44m)

Having lighting, power points, a radiator and a double-glazed window onto the front elevation.

Bathroom

11'8" x 10'10" (3.58m x 3.32m)

Comprising of a bath with taps over, low flush W.C., hand-wash basin with taps over, walk-in shower with alcove and wall-mounted shower head, uPVC double glazed obscure window to the front, lighting, partially tiled walls, storage cupboard and a radiator.

Seperate W.C.

11'1" x 3'0" (3.39m x 0.93m)

Comprising of a low flush W.C., hand-wash basin with stainless steel taps over, lighting and a uPVC double glazed obscure window to the front elevation.



Dining Room

10'9" x 9'11" (3.28m x 3.04m)

Having lighting, power points, a radiator, a store cupboard housing the gas meter and electrics with a uPVC double glazed window to the front elevation and a door off into the kitchen.

Kitchen

14'5" x 14'0" (4.40m x 4.27m)

Comprising of wall, drawer and base units with worktop over, integrated double oven, sink and drainer with stainless steel mixer tap over, void for under counter fridge and under counter freezer, void for a washing machine, space for dining, lighting, power points, a radiator, uPVC double glazed window to rear and a uPVC double glazed door giving access to the rear garden.

Lounge

18'7" x 18'5" (5.67m x 5.63m)

Having lighting, power points, a radiator, a uPVC double glazed window onto the rear, a feature gas fireplace and uPVC double patio doors giving access out onto the rear garden.

Upstairs Bedroom

17'2" x 13'0" (5.24m x 3.97m)

Having lighting, power points, a radiator, a Velux window to the front, a uPVC double glazed window onto the rear overlooking fields and Prestatyn hillside and a door off giving access to a further room, being a perfect games room or just extra storage, and it houses the boiler.

Rear Garden

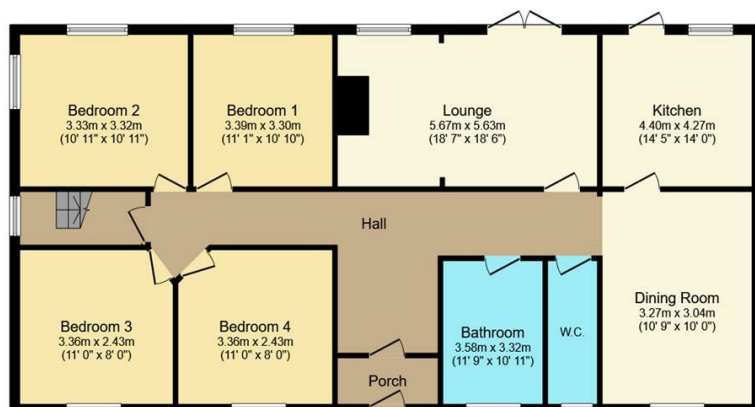
To the front - The property is approached via an entrance opening that leads to a concrete driveway, providing ample off-road parking for multiple vehicles. The driveway extends alongside the property, offering convenient access to the rear garden.

To the rear, the property boasts a generously sized garden, ideal for families or entertaining guests. Bounded by timber fencing for privacy, the garden features a delightful array of mature trees, bushes, and shrubs that add natural charm and seasonal colour. To the rear, the garden enjoys an open outlook over fields, with picturesque views stretching towards the Prestatyn hillside—offering a peaceful, rural feel. A truly versatile outdoor space, perfect for relaxing, playing, or social gatherings.

Directions

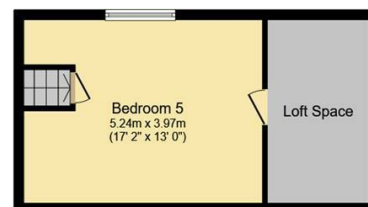
From the Prestatyn office, proceed to the mini roundabout, turn right onto Ffordd Pendyffryn, proceed over the railway bridge to the traffic lights and turn right onto Marine Road. Turn left, just before the right-hand bend and immediately right and right again into Warren Drive.





Ground Floor

Floor area 128.5 sq.m. (1,383 sq.ft.)



First Floor

Floor area 30.1 sq.m. (324 sq.ft.)

Total floor area: 158.7 sq.m. (1,708 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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