



**24 Salisbury Drive, Prestatyn,  
Denbighshire, LL19 8DH**

**£225,000**

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**EPC - D58**

**Council Tax Band - C**

**Tenure - Freehold**



# Salisbury Drive, Prestatyn

## 2 Bedrooms - Bungalow - Detached

Welcome to this extended and stunningly presented detached bungalow, located on Salisbury Drive within the seaside town of Prestatyn. Having undergone a full renovation and layout redesign by the current owner, this property is not to be missed! Nestled within close proximity to local amenities, town centre and seaside promenade. Internally this detached bungalow affords two good sized double bedrooms, open plan dining room / lounge ideal for a contemporary and modern lifestyle, fully fitted kitchen and bathroom and a carport/utility area. Benefitting from a printed concrete large driveway providing ample off-road parking for three cars, a south west facing rear garden ideal for sun-lovers or entertaining guests, uPVC double glazing throughout and gas central heating. Viewing is highly recommended as this extended detached bungalow won't be around for long!



### Accommodation

Entered via a uPVC front door with obscure glazed panelling adjacent, leading into the;

### Entrance Porch

Having lighting, radiator, large store cupboard with built in hanging rail and shelving, ideal for coats and shoes and a door off, leading into the;

### Kitchen

14'6" x 9'9" (4.43m x 2.99m)

A high specification fitted kitchen, comprising of wall, drawer and base units with 'Ruby Granite' quartz worktops, up-stands and back splash. With space for a freestanding fridge/freezer, one and a half sink and drainer with a stainless steel mixer tap over, void for a freestanding washing machine, integrated slimline Indesit dishwasher, four ring induction hob with stainless steel extractor fan above, integrated double oven at eye level, uPVC double glazed window onto the side elevation, inset spot lighting, under unit lights, power points, wall mounted modern radiator, uPVC double glazed obscure door giving access to the carport/utility and an opening into the;



### Open Plan Dining Room / Lounge

24'4" x 10'4" (7.44m x 3.15m)

### Dining Room

12'4" x 9'5" (3.77m x 2.89m)

Having lighting, power points, radiator, door into the inner hall and an opening into the;

### Lounge

11'7" x 10'4" (3.55m x 3.15m)

Having lighting, power points, wall mounted modern radiator, uPVC double glazed window onto the side and uPVC double glazed double French doors giving access to the rear garden.



### Inner Hall

Having lighting and doors off to further accommodation.

### Bedroom One

14'10" x 11'3" (4.54m x 3.45m)

Having lighting, power points, radiator and a uPVC double glazed box bay window onto the front elevation enjoying views out towards Prestatyn hillside.

### Bathroom

6'8" x 5'2" (2.04m x 1.58m)

A modern fitted suited, comprising of a low flush W.C., hand-wash basin inset to a large vanity unit providing storage, bath with stainless steel taps over and a wall mounted double shower head, fully tiled walls and floor, wall mounted chrome heated towel rail, lighting and a uPVC double glazed obscure window onto the side elevation.

### Bedroom Two

12'5" x 9'5" (3.81m x 2.88m)

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

### Carport Utility

20'2" x 8'3" (6.16m x 2.53m)

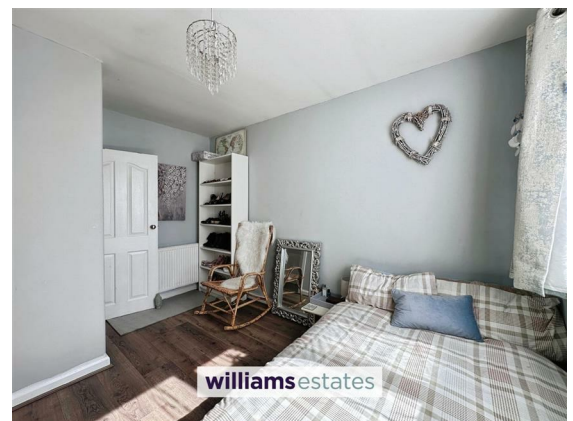
Having a newly fitted roof with lighting, power points, double gates to the front providing access for vehicles and gated entrance to the rear to provide a secure and enclosed space. A versatile space offering many uses including a space for pets, vehicle storage, workshop or a utility/extra storage space.

### Outside

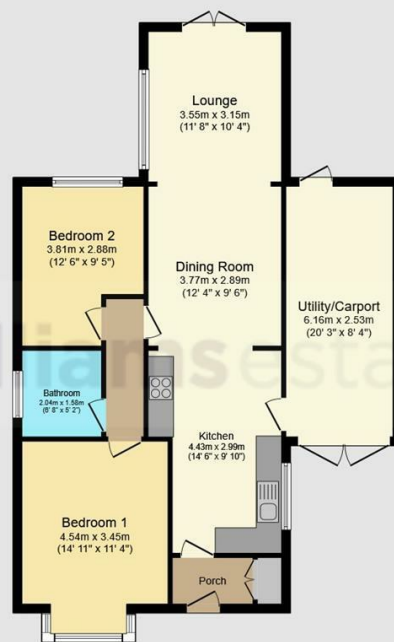
The property is approached through newly fitted large double timber gates leading onto a recently installed easy to maintain printed concrete driveway, which provides ample space for off-road parking for three cars. The front garden is bound by timber fencing and has a mature hedging providing privacy to the front. the rear, the garden is south west facing, having a large patio providing ample room for outdoor seating and alfresco dining, with a lawned area that is bounded by mature flower beds and planted with a variety of young fruit trees, including apple, cherry and pear trees. The rear garden is enclosed by 6ft fencing to all sides, offering a private and secluded feel.

### Directions

Proceed from Prestatyn office left to the roundabout and take the 2nd turning onto Ffordd Pendyffryn. Take the first left turning onto Fforddisa and continue along. Prior to the crossroads, turn right onto Canterbury Drive and first left onto St Asaph Drive into Salisbury Drive. Continue along Salisbury Drive and the property can be found on your left hand side. Continue along Salisbury Drive and the property can be found on your left hand side towards the end.







**Floor Plan**

Floor area 88.7 sq.m. (955 sq.ft.)

Total floor area: 88.7 sq.m. (955 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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