



**50 Stephen Road, Prestatyn,  
Denbighshire, LL19 7EH**

**£189,999**

 2  1  1  C

**EPC - C69    Council Tax Band - C    Tenure - Freehold**



# Stephen Road, Prestatyn

## 2 Bedrooms - Bungalow - Detached

A well presented detached bungalow located in a popular residential area of Prestatyn and within easy reach to the local amenities. The accommodation briefly comprises of entrance porch, hallway, lounge, modern fitted kitchen and shower room and two double bedrooms. Outside having gardens to the front and rear with driveway for off road parking. Available with no onward chain. Viewing highly recommended.



### Accommodation

via a uPVC double glazed obscure door, leading into the;

### Porch

Having lighting, space for storage, uPVC double glazed window onto the side elevation and a door into the;

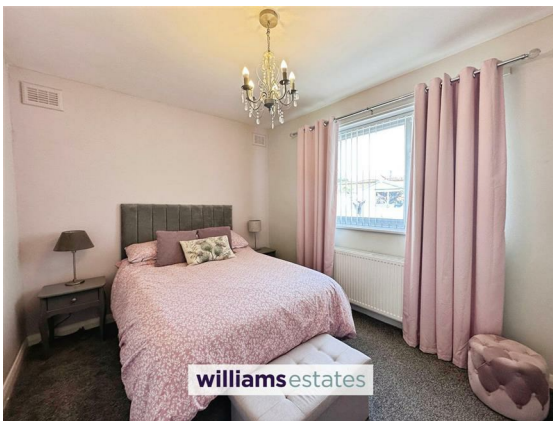
### Inner Hallway

Being L-shaped, having lighting, power and doors off.

### Lounge

16'6" x 12'11" (5.03m x 3.94m)

Having lighting, power points, radiator, space for dining, T.V. aerial point and a uPVC double glazed bay window onto the front elevation.



### Kitchen

14'2" x 7'11" (4.33m x 2.43m)

Comprising of wall, drawer and base units with a complementary worktop over, integrated oven with four ring induction hob above, space for a free standing fridge/freezer, void for washing machine, stainless steel sink and drainer with a stainless steel mixer tap over, lighting, power points, uPVC double glazed window onto the rear elevation and a uPVC double glazed door leading into the rear garden.

### Bedroom One

12'3" x 9'4" (3.75m x 2.85m)

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

### Bedroom Two

9'1" x 8'11" (2.79m x 2.73m)

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



### Shower Room

7'9" x 7'2" (2.37m x 2.19m)

Comprising of a low flush W.C., vanity hand-wash basin with mixer tap over, walk-in shower enclosure with a wall mounted shower head, lighting, radiator and a uPVC double glazed obscure window onto the side elevation.

### Outside

To the front, the property is approached via a wider than average driveway providing ample space for off-road parking, with an area that is laid to slate chippings housing a variety of flowering plants and shrubs. Being bound by timber fencing with a timber gate to the side.

To the rear, the garden is laid to lawn with paved areas ideal for alfresco dining. Enjoying a sunny aspect and being bound by timber fencing. The rear garden has space to house a timber shed and has hard-standing space for a garage.







**Floor Plan**

Floor area 69.7 sq.m. (750 sq.ft.)

Total floor area: 69.7 sq.m. (750 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)

**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>86</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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 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](mailto:Prestatyn@williamsestates.com)