



**78 Salisbury Drive, Prestatyn,
Denbighshire, LL19 8DL**

£290,000

 3  1  2  D

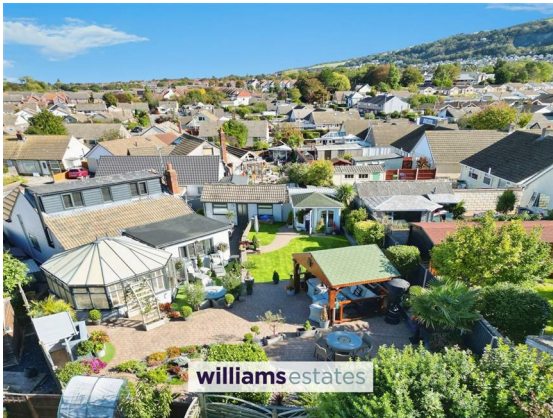
EPC - D65 Council Tax Band - D Tenure - Freehold

Salisbury Drive, Prestatyn

3 Bedrooms - Bungalow - Detached

A charming detached bungalow located on Salisbury Drive in Prestatyn. This delightful property, offers a comfortable living space with three inviting reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample room for family or guests.

Set in a peaceful area, this home provides a wonderful opportunity for those seeking a tranquil lifestyle while still being close to local amenities. The spacious layout and potential for personalisation make this property an excellent choice for families or retirees alike. Don't miss the chance to make this lovely bungalow your new home.



Accommodation

The property is accessed via a modern composite front door with double glazed panelling leading into an entrance porch.

Porch

Having inset spot lighting, double glazed window to the front and side elevations, wall mounted modern radiator, power points and an opening into the kitchen.

Kitchen/Breakfast Room

11'11" x 10'8" (3.64 x 3.27)

A high quality, modern kitchen, comprising, wall, drawer and base units with worktop over, integrated ovens, one with hot plates, induction hob with extractor fan above, a "blanco" sink with drainer and stainless steel mixer tap over, integrated fridge and freezer, integrated dishwasher, integrated washing machine, double glazed window overlooking the side elevation with views out towards Prestatyn hillside, a central Island housing drawer units with worktop over, wine cooler as well as a breakfast bar for dining, lighting, power, wall mounted modern radiator and a door into the inner hallway.

Inner Hallway

Having lighting, store cupboard, wall mounted modern radiator, stairs leading up to the first floor landing, under stairs storage cupboard, doors off and an archway off.

Bedroom One

12'11" x 11'6" (3.95 x 3.51)

Having lighting, power, wall mounted modern radiator, uPVC double glazed window overlooking the front elevation and a door off into the dressing room.

Dressing Room

A good sized dressing room just off the main bedroom, having lighting, power and a great space for storage.

Family Bathroom

8'10" x 7'7" (2.71 x 2.32)

A high specification bathroom with a walk in shower enclosure with wall mounted shower, low flush W.C, wall mounted modern heated towel rail, bespoke vanity hand wash basin with stainless steel mixer tap over, tiled splash back, inset spot lighting, tiled flooring and partially tiled walls with a uPVC obscure double glazed window to the side elevation.



Snug

10'5" x 10'1" (3.20 x 3.09)

Having lighting, power, radiator, Log burner, double doors leading into the lounge, double uPVC doors providing access to the conservatory.

Lounge

20'11" x 13'10" (6.38 x 4.23)

Having lighting, power, radiators, inbuilt Bose speaker system, uPVC double glazed obscure window to the side, uPVC double glazed window overlooking the rear garden.

Conservatory

15'9" x 14'6" (4.81 x 4.42)

Having, lighting, power, radiator, uPVC units surrounding and uPVC double glazed patio doors providing access to the rear garden.

First Floor Landing

Stairs lead up to the first floor landing, having power, lighting and a uPVC double glazed window overlooking the rear elevation with views of the rear garden and the Prestatyn hillside as well as doors off to the bedrooms.

Bedroom Two

11'5" x 10'0" (3.50 x 3.05)

Having lighting, power, radiator, eaves access for storage and a uPVC double glazed window overlooking the rear elevation.

Bedroom Three

10'2" x 9'11" (3.11 x 3.03)

Having lighting, power, radiator, eaves access for storage and a uPVC double glazed window over looking the rear elevation.

Garage

17'11" x 9'8" (5.48 x 2.97)

Having, lighting, power points, electric roller shutter door to the front, double glazed window to the side as well as extra space for a utility area and an obscure double glazed personnel door to the side elevation.

Summer House

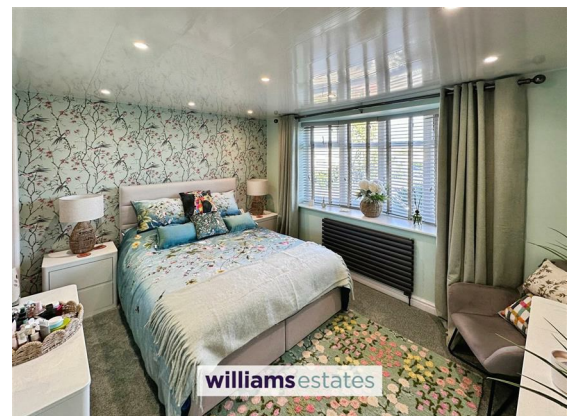
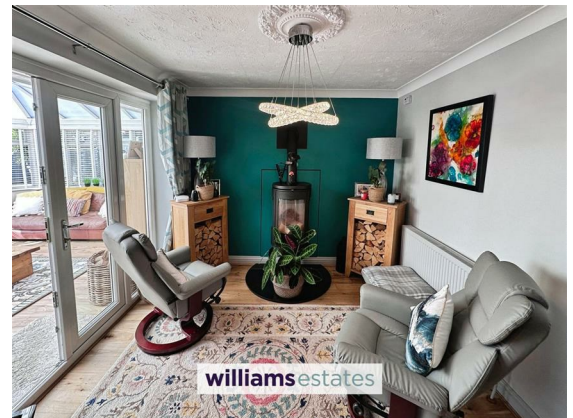
9'2" x 9'0" (2.80 x 2.76)

Having double timber doors to the front and single glazed windows to the sides.

Outside

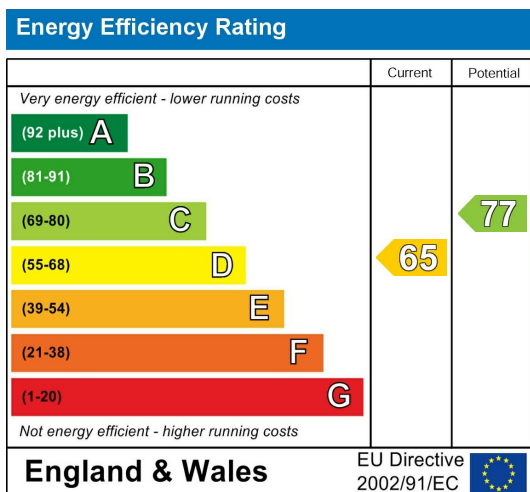
The property is accessed via metal gates and offers a tarmac driveway providing ample parking for multiple vehicles and access to the garage.

The rear of the property boasts a generous sized private garden, being beautifully presented with mature shrubs and plants, having areas of patio and lawn including a pergola with outdoor seating areas making it an excellent space for entertaining as well as alfresco dining.





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.



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