



**13 Rochester Drive, Prestatyn,
Denbighshire, LL19 8DZ**

£215,000

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EPC - C70 Council Tax Band - C Tenure - Freehold

Rochester Drive, Prestatyn

3 Bedrooms - Bungalow - Semi Detached

A well presented three-bedroom semi detached bungalow located in a sought after residential area of Prestatyn. This spacious home offers versatile living accommodation, ideal for families or those looking to downsize without compromising on space.

The property features kitchen diner, a bright and airy conservatory, and three good sized bedrooms. Externally, there is a private driveway providing off road parking, a detached garage with an adjoining workshop, and well maintained garden areas to the front and rear. Situated in a quiet neighbourhood with easy access to local amenities, schools, and transport links. Viewings are highly recommended.



Accommodation

Via a uPVC double glazed decorative door leading into:

Entrance Porch

6'9" x 3'1" (2.07m x 0.94m)

Having lighting, uPVC double glazed window to the side, cupboard housing the electrics and a timber framed single glazed door into the lounge.

Lounge

14'8" x 10'10" (4.49m x 3.32)

Having lighting, power points, radiator, T.V aerial point, uPVC double glazed window onto the front with unspoilt views of Prestatyn hillside and a door off into the kitchen diner.

Kitchen Diner

15'2" x 11'3" (4.63m x 3.44m)

Comprising of wall, drawer and base units with worktop over, four ring gas hob with stainless steel extractor fan and stainless steel splash back, space for dining table, stainless steel sink and half with drainer with stainless steel mixer tap over, space for free standing fridge freezer, integrated double oven, void for a dishwasher, wall mounted boiler, lighting, power points, partially tiled walls, radiator and a uPVC double glazed door into the utility and a door off leading into the inner hallway.

Utility

6'9" x 3'9" (2.08m x 1.15m)

Having power, plumbing for washing machine, uPVC double glazed windows surrounding and a uPVC double glazed door giving access to the rear patio.

Inner Hallway

Provides access to the bedrooms and bathroom. Having lighting, power points, a store cupboard housing the immersion water tank, loft access hatch and doors off.

Bedroom One

11'5" x 9'10" (3.49m x 3.02m)

Having lighting, power points, radiator and a uPVC double glazed sliding patio door into the conservatory.

Conservatory

10'3" x 9'9" (3.14m x 2.98m)

Having lighting, power points, uPVC double glazed windows and a uPVC double glazed door giving access to the rear garden.



Bedroom Two

12'9" x 9'3" (3.91m x 2.83m)

Having lighting, power points, radiator B.T openreach fiber point and a uPVC double glazed window to the front enjoying views to Prestatyn hillside.

Bedroom Three

9'8" x 8'0" (2.97m x 2.44)

Having lighting, power points, radiator and a uPVC double glazed window to the front enjoying views of Prestatyn hillside.

Bathroom

6'9" x 5'4" (2.08m x 1.65m)

Comprising of low flush W.C., hand wash basin with stainless steel taps over, bath with stainless steel taps over and a wall mounted shower head, fully tiled walls, lighting, extractor fan, wall mounted heated towel rail and a uPVC double glazed obscure window onto the rear.

Garage

15'4" x 9'2" (4.68m x 2.80m)

A great space for storage. Having an electric door to the front, lighting, power and a timber personal door to the side.

Workshop

10'6" x 9'3" (3.21m x 2.83m)

Having lighting, power points, double glazed window to the side and a timber personal door to the side giving access into the garden.

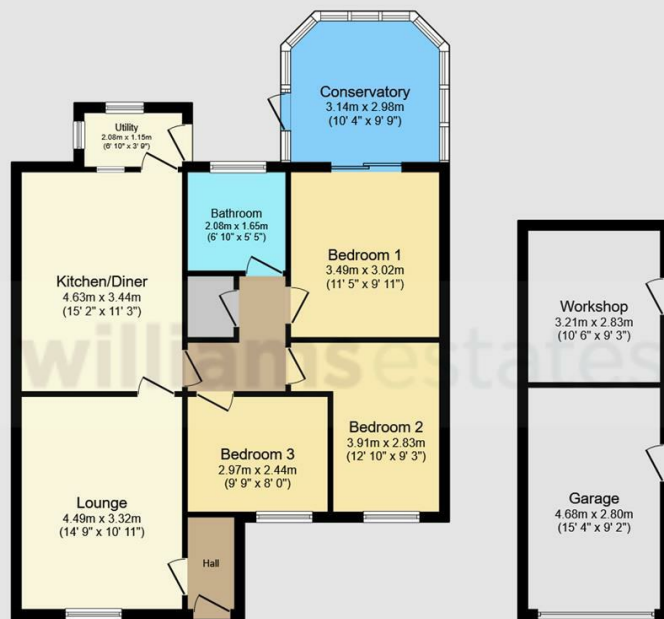
Outside

To the front, the garden is block paved to provide ample off road parking, with a matching block paved pathway leading to the entrance. Well maintained stone borders to either side with a variety of mature shrubs, bushes, and flowering plants. The rear garden is predominantly laid to lawn, complemented by a patio area ideal for outdoor seating and entertaining. A delightful mix of plants, bushes, and shrubs add colour and interest throughout the seasons. The garden is fully enclosed by timber fencing and walling, offering a good degree of privacy. A detached garage is positioned to the rear, complete with an adjoining workshop, providing excellent storage.

Directions

Proceed from Prestatyn office left to the roundabout, taking the second exit right onto Ffordd Pendryffryn and take the first left onto Fforddisa, continue along and take the last turning right onto Canterbury Drive. Continue down and turn right onto Chichester Drive, at the junction turn left and left again onto Rochester Drive and No 13 can be found on the right hand side.





Floor Plan

Floor area 84.7 sq.m. (912 sq.ft.)

Garage

Floor area 22.4 sq.m. (241 sq.ft.)

Total floor area: 107.1 sq.m. (1,152 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	70	77
(55-68) D		
(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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