



**14 Windermere Drive, Prestatyn,
Denbighshire, LL19 7TW**

£205,000

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EPC - D65 Council Tax Band - C Tenure - Freehold

Windermere Drive, Prestatyn

3 Bedrooms - House - Semi-Detached

A charming three-bedroom semi-detached house boasting a modern open-plan kitchen and dining area, perfect for family gatherings and entertaining guests. The home features two inviting reception rooms, providing ample space for relaxation and leisure.

Outside, you will find well-manicured gardens that offer a private retreat, along with ample driveway parking and a garage for added convenience. The property is well presented throughout, ensuring a comfortable living experience. Its prime location places you close to local amenities and the beautiful seaside promenade, making it an ideal choice for those seeking both tranquillity and accessibility. This delightful home is perfect for families or anyone looking to enjoy the best of coastal living.



Accommodation

The property is accessed via a modern obscure glazed door leading into an entrance porch.

Entrance Porch

6'7" x 2'11" (2.01 x 0.91)

Having space for coat hanging and shoe storage and lighting, as well as a door leading into the entrance hallway.

Entrance Hallway

Having lighting, stairs leading up to the first floor landing, radiator, power points and double timber doors off into the lounge.

First floor landing

Stairs leading up to the first floor with loft access hatch, power, lighting, uPVC double glazed obscure window to the side elevation and doors off.

Bathroom

6'4" x 6'0" (1.94 x 1.85)

Comprising of a low flush W.C, vanity hand wash basin, P-shaped bath with stainless steel mixer taps and a wall mounted shower head over, fully tiled walls, wall mounted heated towel rail, lighting and a uPVC double glazed obscure window to the rear elevation.

Bedroom Two

9'8" x 9'4" (2.96 x 2.87)

Having, lighting, power, radiator, storage cupboard and a uPVC double glazed window overlooking the rear garden.

Bedroom Three

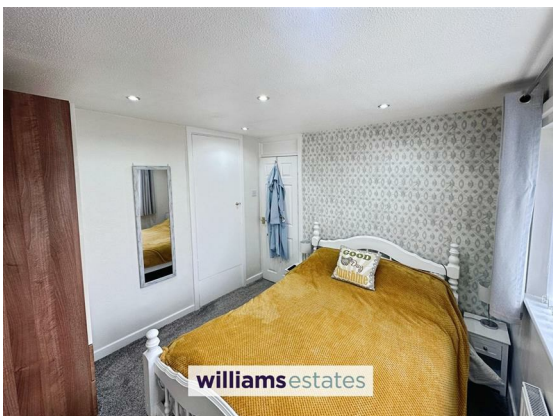
11'4" x 6'8" (3.47 x 2.05)

Having, lighting, power, radiator, storage cupboard and a uPVC double glazed window to the front elevation.

Bedroom One

15'11" x 9'2" (4.87 x 2.80)

A double bedroom having, lighting, power, radiator and a uPVC double glazed window to the front elevation.



Lounge

14'9" x 12'7" (4.52 x 3.86)

Having lighting, power points, radiator, complimentary electric fireplace with surround and hearth, uPVC double glazed window to the front elevation, cupboard housing the electrics, TV aerial point, under stairs storage cupboard and opening off into the kitchen diner.

Kitchen/ Dining Room

16'0" x 10'3" (4.89 x 3.13)

Comprising of wall, drawer and base units with a complimentary worktop over, stainless steel sink and drainer with stainless steel mixer taps over, void for freestanding cooker with an extractor fan above, integrated microwave, uPVC double glazed window to the side elevation, partially tiled walls, breakfast bar for dining, integrated fridge and freezer, uPVC double glazing onto the rear, lighting, power points, radiator, space for dining table, void for under counter appliances.

Garage

18'7" x 6'5" (5.67 x 1.98)

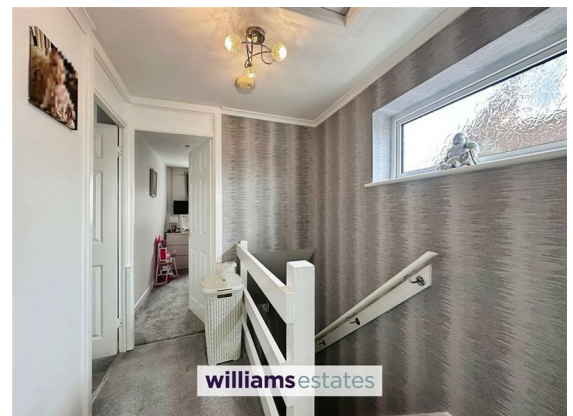
Having an up and over door to the front, lighting, power, wall mounted Worcester boiler,

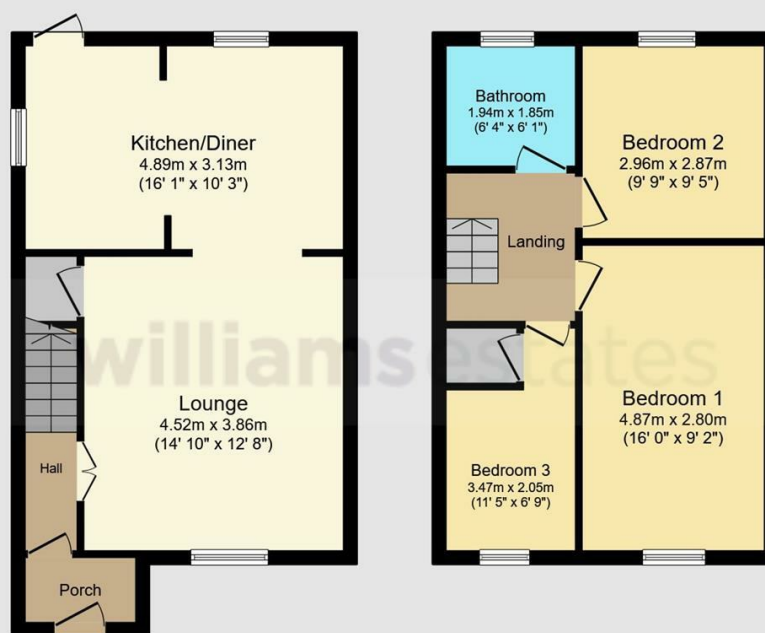
Outside

The garden offers a beautifully designed and low-maintenance outdoor space, perfect for relaxing or entertaining. A stylish resin patio provides an ideal area for outdoor dining, leading onto a well-kept lawn bordered by attractive block paving, a spacious decked area creates the perfect spot for additional seating or summer gatherings. The garden also features a charming summer house, adding both character and functionality. Fully enclosed with fencing for privacy, this garden combines practicality with elegance and is easy to maintain throughout the year.

Directions

Proceed left from Prestatyn offie and proceed to the roundabout. Take the second exit off onto Ffordd Penrhwyfya and continue along pass the bus staton on the left over the railway bridge to the traffic lights. Turn left onto Victoria Road and continue along taking the second right turning onto Windermere Drive where the property can be seen on your right hand side.





Ground Floor
 Floor area 39.8 sq.m. (428 sq.ft.)

First Floor
 Floor area 37.9 sq.m. (408 sq.ft.)

Total floor area: 77.7 sq.m. (836 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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