



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

**£190,000**

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**EPC - D66    Council Tax Band - D    Tenure - Freehold**

# Stephen Road, Prestatyn

## 2 Bedrooms - Bungalow - Detached

**\*\* No Onward Chain \*\***

A charming two-bedroom detached bungalow located in a popular residential area of Prestatyn. This delightful property features a spacious living room, a well-appointed kitchen, and a bathroom, making it an ideal home for those seeking comfort and convenience. The enclosed rear garden offers a private outdoor space, perfect for relaxation or entertaining. Additionally, the ample driveway parking ensures ease of access. Situated close to local amenities, this bungalow presents a wonderful opportunity for renovation, allowing you to personalise it to your taste.



### Accommodation

The property is accessed via a uPVC double glazed door leading into the entrance hallway.

### Entrance Hallway

Having lighting, power points, loft access hatch, radiator, cupboard housing the electrics, telephone points and doors leading off as well as in built storage cupboard with sliding doors.

### Living Room

20'7" x 11'10" (6.28 x 3.63)

A bright and airy living room having, lighting, power, radiators, wall mounted gas fire, uPVC double glazed windows to the front and rear elevations as well as feature decorative windows onto the side elevation.



### Kitchen

12'11" x 8'3" (3.96 x 2.52)

Comprising of base units with worktops over, wall units, wall mounted boiler, space for free standing cooker, space for free standing fridge, under counter void for appliances, stainless steel sink with mixer tap over, pantry cupboard, lighting, power, radiator, window to the side elevation and a double glazed obscure glazed door leading out into the porch.

### Rear Porch

Being great for storage and having timber single glazed windows to the side and rear and single glazed timber doors leading out onto the rear garden.



### Bathroom

7'10" x 7'8" (2.41 x 2.35)

Comprising of a low flush W.C, pedestal hand wash basin with stainless steel taps over, radiator, bath with stainless steel taps over and wall mounted shower over, lighting, loft access hatch, airing cupboard, uPVC obscure double glazed window to the side elevation and partially tiled walls.

### Bedroom

11'0" x 10'11" (3.36 x 3.35)

A generous double bedroom, having lighting, power, radiator and a uPVC double glazed window overlooking the rear garden.

### Bedroom

12'10" x 11'10" (3.93 x 3.63)

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

### Outside

The front of the property benefits from a private driveway providing ample off road parking for multiple vehicles as well as a decorative front garden that is lawned with borders of mature shrubs and bordered by a stone wall. To the rear of the property is a private rear garden that is mainly laid to lawn with a patio area, perfect for alfresco dining. Mature shrubs and rose bushes border the garden as well as being bound by timber fencing, there is also a useful storage shed to the rear.

### Directions

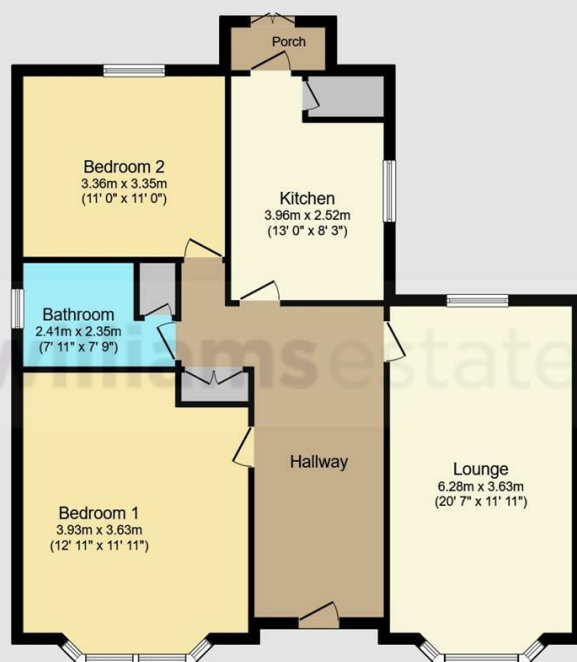
From our Prestatyn office, continue left on Meliden road, at the roundabout take a right onto Ffordd Pendyffryn, continue onto bridge road.

Take Sandy Lane to Victoria Road

Turn left onto Victoria road

Continue on Victoria Road West. Drive to Stephen Rd where the property will be found by means of for sale sign.





Floor Plan

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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(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.

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