



**38 Bastion Gardens, Prestatyn,  
Denbighshire, LL19 7LU**

**£189,950**



**EPC - D65   Council Tax Band - C   Tenure - Freehold**

# Bastion Gardens, Prestatyn

## 3 Bedrooms - House - Semi-Detached

This charming detached house located in the popular area of Prestatyn. This delightful property features three well-proportioned bedrooms, making it an ideal choice for young families or first-time buyers. The modern open-plan kitchen and dining area create a perfect space for entertaining and family meals, while the comfortable living room offers a cosy retreat.

The property boasts a well-appointed bathroom and a generous garden, providing ample outdoor space for children to play or for hosting summer gatherings. Additionally, there is parking available for two vehicles, along with a garage for extra storage or convenience.

Situated close to the seaside, local amenities, and schools, this home offers both convenience and a vibrant community atmosphere. Don't miss the opportunity to make this lovely house your new home.



### Accommodation

The property is accessed via a uPVC obscure glazed front door leading into the entrance hall.

### Entrance Hall

Having lighting, radiator, power points, stairs leading up to the first floor, doors leading off into the living room and open plan kitchen diner.

### Living Room

15'8" x 11'6" (4.79 x 3.52)

Having lighting, power points, radiator, wall mounted electric fireplace, cupboard under the stairs for storage, uPVC double glazed window to the front elevation, the living room opens into the kitchen/diner.

### Kitchen/Diner

14'7" x 8'5" (4.46 x 2.57)

Comprising of wall, drawer and base units with complimentary worktops over, integrated oven, four ring electric hob with stainless steel extractor hood above, stainless steel sink and drainer with stainless steel taps over, under counter void for fridge and washing machine, lighting, power points, partially tiled walls, uPVC double glazed window to the rear elevation, ample space for dining table and a sliding double glazed patio door leading onto the patio area of the rear garden.

### Bedroom One

13'10" x 8'6" (4.23 x 2.60)

Having lighting, power, radiator, wardrobes for storage and a uPVC window to the front elevation.

### Bedroom Two

10'2" x 8'8" (3.11 x 2.65)

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

### Bedroom Three

9'6" x 5'10" (2.91 x 1.78)

Having lighting, power, radiator, airing cupboard housing the boiler and storage and a window overlooking the front elevation.

## Bathroom

5'9" x 5'5" (1.76 x 1.66)

Comprising of a low flush W.C, hand wash basin with stainless steel taps over, wet room flooring, wall mounted shower head with curtain, lighting, extractor fan, fully tiled walls, radiator and an obscure double glazed window to the rear elevation.



## Garage

19'3" x 9'4" (5.89 x 2.85)

Having an up and over door to the front, glazed obscure windows to the side, timber personal door to the side, work bench to the rear of the garage as well as space for a utility area.

There is currently lighting in the garage but the electric is turned off as it trips the electricity when the garage lights were turned on.



## Outside

To the front of the property is a driveway providing ample off road parking as well as a lawned garden area.

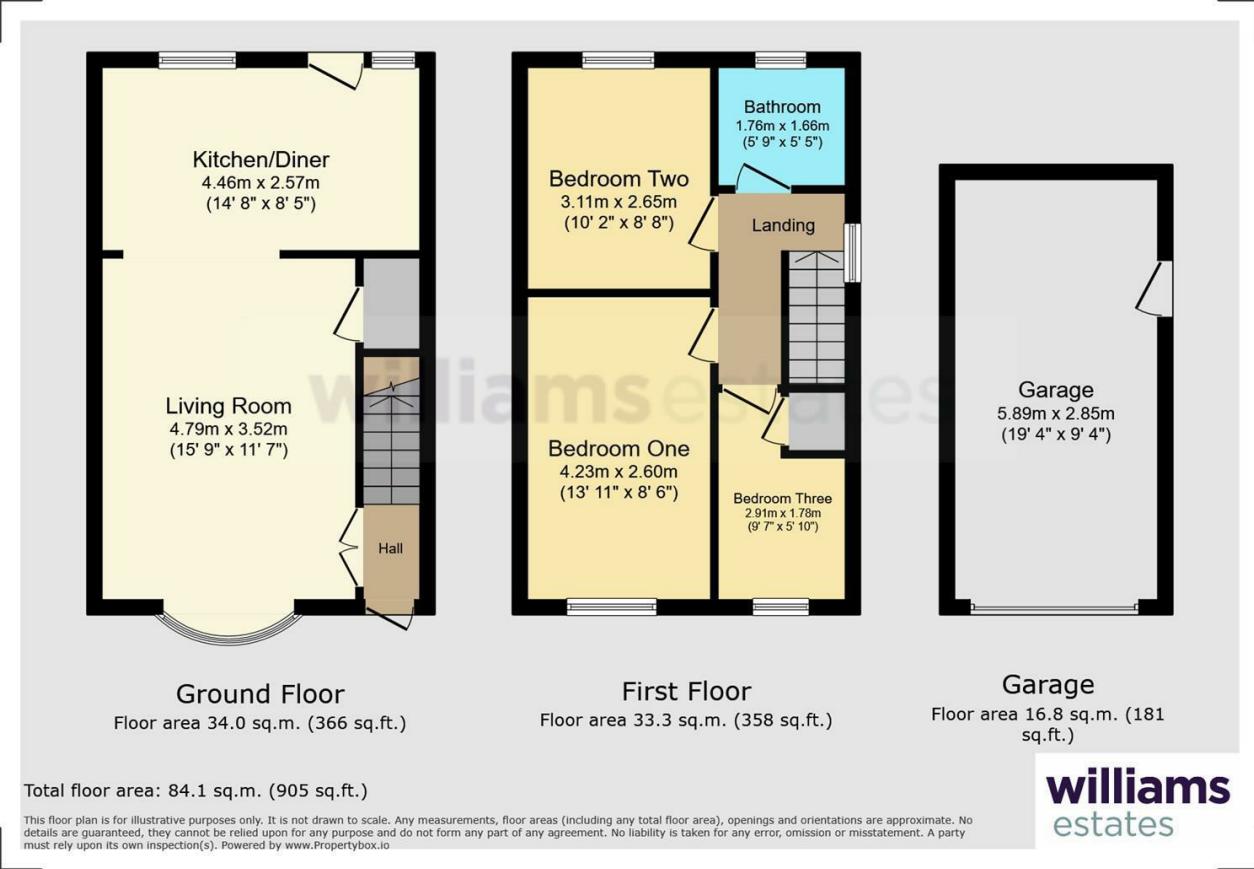
To the rear of the property is a generous, private garden which is mainly laid to lawn, with a patio area perfect for alfresco dining as well as having access to the garage. The garden is bound by timber fencing and mature hedging.

## Directions

Proceed left from Prestatyn office to the roundabout.

Take the second exit off onto Ffordd Pendyffryn and continue along passing the bus station and proceed over the roundabout to the traffic lights. Proceed straight over onto Bastion Road and take the second right turning onto Bastion Garden where the property can be found on the right hand side.





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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>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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