



**34 Winchester Drive, Prestatyn,
Denbighshire, LL19 8DA**

£167,500



EPC - null Council Tax Band - C Tenure - Freehold

Winchester Drive, Prestatyn

2 Bedrooms - Bungalow - Semi Detached

This charming two-bedroom semi-detached bungalow is ideally situated in a quiet, sought-after area of Prestatyn, offering easy access to local amenities, transport links, and the beautiful seaside promenade. The property benefits from off-road parking, a detached garage, and well-maintained front and rear gardens, providing plenty of outdoor space.

Inside, the bungalow has been freshly updated with brand new carpet throughout and features an 18-month-old boiler that has been recently serviced, ensuring comfort and peace of mind. Offered to the market with no onward chain, this home presents an excellent opportunity for buyers looking for a hassle-free move.



Accommodation

The property is accessed via a uPVC double-glazed door with obscure glazed window adjacent, leading into an entrance porch.

Entrance Porch

4'11" x 3'11" (1.5 x 1.2)

Having a cupboard housing the consumer unit, lighting, power and a door leading into the living room.

Living Room

16'8" x 11'1" (5.1 x 3.4)

A bright and spacious living room with a double-glazed bay window to the front elevation, lighting, power points, TV aerial, Electric fire with complimentary surround and hearth and a wooden glazed door leading into the hallway.

Hallway

Having lighting, power and doors off.

Bedroom

14'1" x 9'10" (4.3 x 3.0)

Having a high-level double-glazed uPVC window to the side elevation, a double-glazed uPVC window to the front elevation, power points, lighting and a radiator.

Bathroom

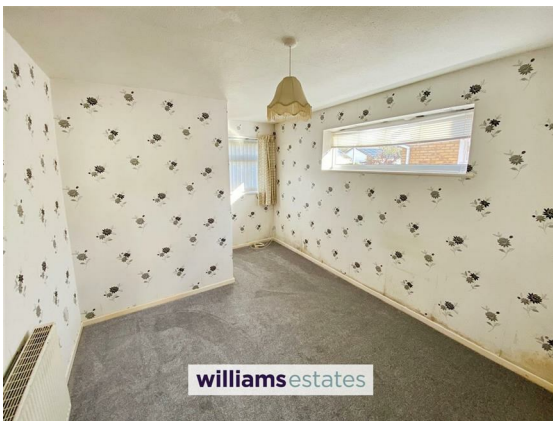
6'2" x 5'6" (1.9 x 1.7)

Having, tiled flooring and walls, an obscure high-level uPVC double-glazed window to the side elevation, radiator, walk in shower enclosure with a wall mounted triton power shower, W.C, pedestal hand wash basin with mixer taps over and a wall mounted, mirrored vanity storage unit.

bedroom

12'5" x 7'6" (3.8 x 2.3)

Having lighting, power points, in built wardrobe with sliding mirrored doors, built in airing cupboard and a uPVC double-glazed window overlooking the rear garden.



Kitchen

9'10" x 9'4" (3 x 2.86)

A modern kitchen with wall drawer and base units with complimentary worktops over, lamona four ring hob with extractor hood over, integrated Lamona oven and grill, void for a washing machine, space for free standing fridge freezer, wall mounted Worchester boiler, power points, lighting, stainless steel 1 1/2 drainer sink with mixer tap over, large double glazed window overlooking the rear garden, radiator, downlighting, space for dining table and an obscure double glazed uPVC door leading out to the side elevation.



Outside

To the front of the property is a picturesque and well maintained front garden that is laid to lawn, with a border of mature shrubs and plants, the front garden is bound by a low stone wall. The property benefits from a large driveway providing ample off road parking and leading down to a single detached garage.

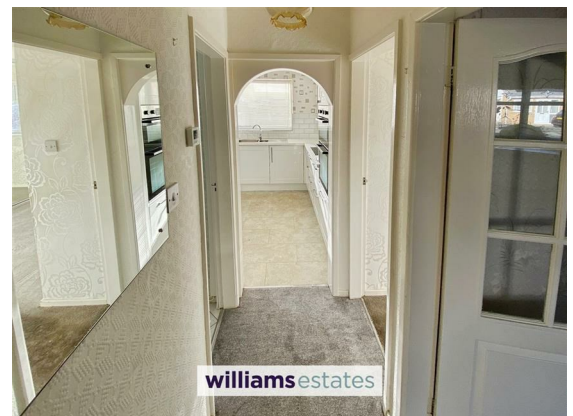
The rear of the property is a well maintained garden, bound by timber fencing for privacy, the garden has a patio area that is ideal for alfresco dining, as well as a lawned area with planted borders surrounding. The garden benefits from an in situ green house, perfect for gardening.

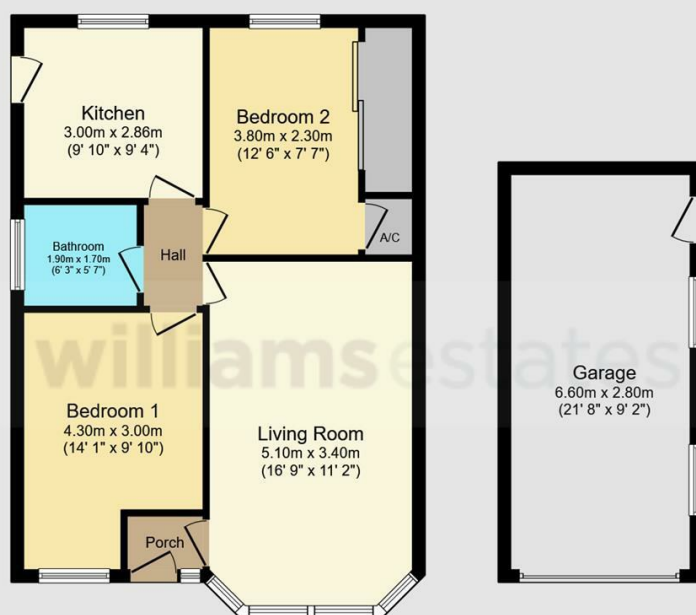


Garage

21'7" x 9'2" (6.6 x 2.8)

A single detached garage having an up and over door to the front, two obscure glazed windows to the side elevation as well as a wooden side access door.





Floor Plan
Floor area 60.5 sq.m. (652 sq.ft.)

Garage
Floor area 19.8 sq.m. (213 sq.ft.)

Total floor area: 80.3 sq.m. (865 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		
(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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