



**45 Bastion Road, Prestatyn,  
Denbighshire, LL19 7ND**

**£225,000**

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**EPC - D62    Council Tax Band - C    Tenure - Freehold**

# Bastion Road, Prestatyn

## 3 Bedrooms - House - Link Detached

This modern and well-presented three-bedroom link-detached house offers stylish, ready to move into accommodation in a highly desirable coastal location. The property features an impressive open-plan kitchen/diner, a bright and welcoming living room, and a converted garage that now provides a cosy snug, ideal as a second seating area, playroom, or home office.

Upstairs are three well-proportioned bedrooms along with a contemporary family bathroom, making this the perfect home for a growing family. Outside, the property boasts a low-maintenance, enclosed rear garden, providing a private and secure space to relax or entertain. Off-road parking is available to the front.

Situated close to the beach and just a short walk from the local shopping parc, this home offers both convenience and lifestyle appeal. With its modern finish, versatile living spaces, and sought-after location, viewing is highly recommended & available with no onward chain.



### Accommodation

Via a modern obscure decorative door leading into the entrance hallway.

### Entrance Hallway

Having lighting, power points, radiator, telephone point, stairs off to the first floor landing and door off.

### Lounge

16'9" x 10'5" (5.11 x 3.18)

Having lighting, power points, radiator, a uPVC double glazed boxed bay window onto the front elevation and door off into the open plan kitchen, dining room and living area.



### Open Plan Kitchen , Dining & Living Area

21'3" x 11'2" (6.49 x 3.41)

Comprises of wall, drawer and base units with a quality complementary worktop surface over, integrated oven with a four ring Lemona hob above with splash back, sink and drainer with a stainless steel mixer tap over, space or free standing fridge freezer, breakfast bar ideal for dining a uPVC double glazed window onto the side elevation, a uPVC double glazed window onto the rear and a uPVC double glazed door giving access onto the rear patio, space for dining, under stairs storage cupboard ideal for coat hanging and storage space, a further uPVC double glazed window onto the rear elevation with an opening leading into the converted garage.



### Converted Garage/Snug

15'8" x 7'4" (4.79 x 2.26)

Having lighting, power points, radiator, a uPVC double glazed window onto the front elevation and loft access hatch.

### Stairs Off To The First Floor Landing

Having lighting, power points, a uPVC double glazed window to the side elevation, loft access hatch, airing cupboard for storage and doors off.

### Bedroom One

14'1" x 9'4" (4.30 x 2.87 )

Having lighting, power points, radiator and a uPVC double glazed window onto the rear elevation.

### Bedroom Three

6'10" x 5'8" (2.10 x 1.75 )

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation.

### Bedroom Two

10'1" x 8'0" (3.08 x 2.44 )

Having lighting, power points, radiator and a uPVC double glazed window onto the front elevation.

### Bathroom

7'11" x 5'10" (2.43 x 1.80)

A fully modernised bathroom comprising of a low flush W.C., vanity hand wash basin with mixer tap over, P shaped bath with mixer tap over and a wall mounted shower head, lighted mirror, partially tiled walls, inset spot lighting, wall mounted radiator, extractor fan and a uPVC double glazed obscure window onto the side elevation.

### Outside

The property is approached via a driveway providing ample space for off road parking for several vehicles which leads up to the front of the property. To the rear the garden is of ease and low maintenance with quality paving, laid with artificial grass, bound by timber fencing with the added benefit of a timber shed to the rear. The garden enjoys a sunny aspect and with ease and low maintenance, patio area with balustrades being an ideal place for al fresco dining or seating area. A timber gate to the side having extra storage space with an outside water supply.

### Timber Store (left side)

7'6" x 5'10" (2.30 x 1.78)

Having lighting, power points and double doors to the front

### Timber Store (middle)

11'2" x 7'4" (3.41 x 2.26 )

Having lighting.

### Timber Store (right side)

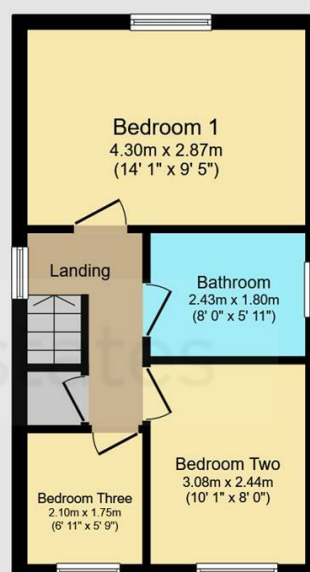
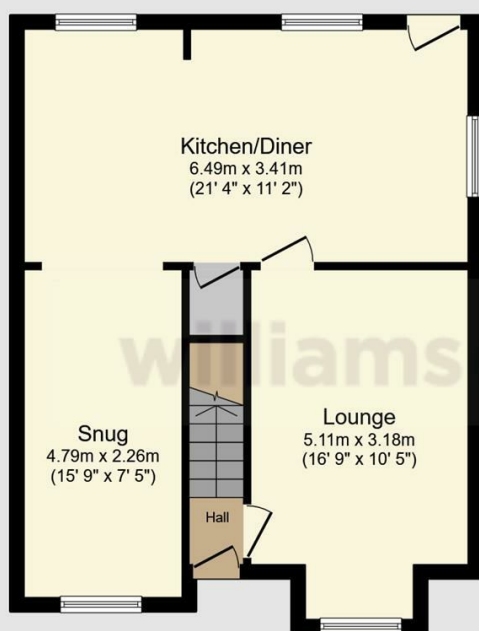
9'3" x 7'7" (2.84 x 2.32)

Having lighting and great space for storage.

### Directions

proceed from Prestatyn office left to the roundabout. Take the second exit off onto Ffordd Pendyffryn and continue over the railway bridge to the traffic lights. Continue over the crossroads onto Bastion Road and the property can be found on the left hand side.





Total floor area: 85.0 sq.m. (915 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(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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Call us on  
01745 888900  
Prestatyn@williamsestates.com