



**7 Chester Close, Prestatyn,  
Denbighshire, LL19 8DE**

**£210,000**

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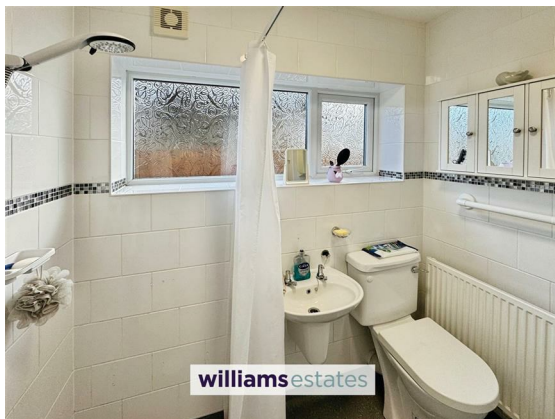
**EPC - D64    Council Tax Band - C    Tenure - Freehold**



# Chester Close, Prestatyn

## 2 Bedrooms - Bungalow - Detached

A well presented detached bungalow situated in a quiet cul-de-sac location and within easy reach of the local amenities. The accommodation briefly comprising of entrance hallway, living room, modern fitted kitchen, shower room/wet room and two bedrooms. To the outside low maintenance gardens to the front and rear, driveway providing ample off street parking, detached garage, two timber stores and a timber summerhouse. Viewing highly recommended.



### Accommodation

Via a double glazed door with matching side panel leading into the entrance hallway.

### Entrance Hallway

Having coved ceiling, radiator, power and lighting, loft hatch access, built in storage cupboards and top boxes providing ample storage and hanging space and doors off.

### Living Room

14'01 into the bay x 11'09 (4.29m into the bay x 3.58m)

Having coved ceiling, radiator, power and lighting, TV aerial point, laminate flooring, tiled fireplace and hearth housing an electric fire, two feature circular obscure double glazed windows to the side and a double glazed boxed bay overlooking the front elevation.



### Kitchen

12'04 x 10'03 (3.76m x 3.12m)

Fitted with a range of modern wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap, partially tiled walls, void for washing machine, void for slot in cooker, void for under the counter fridge, extractor fan, wall mounted Worcester central heating boiler, radiator, vinyl flooring, double glazed window to the side elevation and double glazed door allowing access onto the rear garden.

### Bedroom One

11'10 x 7'04 (3.61m x 2.24m)

Having power and lighting, radiator and double glazed window overlooking the rear elevation enjoying views of the rear garden.



### Shower Room/Wet Room

6'08 x 5'04 (2.03m x 1.63m)

Comprising of wall mounted shower, hand wash basin, low flush W.C., radiator, fully tiled walls, extractor fan, built in airing cupboard and obscure double glazed window to the side.

### Bedroom Two

11'04 x 7'04 (3.45m x 2.24m)

Having power and lighting, radiator, feature circular double glazed window to the front elevation and double glazed window to the side elevation.

### Outside

The property is approached via a good sized driveway providing ample off street parking. The garden to the front being gravelled with a variety of plants and is bound by fencing. The driveway leads to a detached garage with up and over door, power and lighting and window to the rear. The rear garden being landscaped for ease of maintenance having paved patio, two outside timber store with lighting, timber summer house with power and lighting, gravelled borders with a variety of plants and shrubs.

### Summer House

10' x 7'10 (3.05m x 2.39m )

Having power and lighting, rubberised roof and TV aerial.

### Garage

10'07 x 8'02 (3.23m x 2.49m)

Having up and over door, power and lighting and window to the rear.

### Directions

Proceed from the Prestatyn office onto Fforddisa, turning at the crossroads onto Ffordd Penrhwylyfa. Turn right into Winchester Drive and take the second right into Chester Close and the property can be found on the left hand side.







## Floor Plan

Floor area 64.7 m<sup>2</sup> (697 sq.ft.)

TOTAL: 64.7 m<sup>2</sup> (697 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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