

**44 Alexandra Drive, Prestatyn,
Denbighshire, LL19 8BW**

£195,000

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EPC - D65 Council Tax Band - C Tenure - Freehold

Alexandra Drive, Prestatyn

2 Bedrooms - Bungalow - Detached

A detached bungalow located in a popular residential area of Prestatyn and within easy reach to local amenities. The accommodation briefly comprises of entrance hallway, fitted kitchen, living room, two double bedrooms and a modern fitted shower room. To the outside gardens to the front and rear with driveway providing ample off road parking and a detached garage. The property benefits from having gas fired central heating and double glazing. Available with no onward chain.



Accommodation

Via a double glazed door allowing access into the entrance hallway.

Entrance Hallway

Having lighting, power point, radiator, built in storage cupboards, one housing the Worcester central heating boiler, loft hatch access and doors off.

Living Room

18'0" x 10'4" (5.493 x 3.165)

Having coved ceiling, lighting, power points, TV aerial point, radiator, brick fireplace, wall light points, laminate flooring and a double glazed window overlooking the front elevation.

Kitchen

9'7" x 8'5" (2.924 x 2.586)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, partially tiled walls, built in oven and hob with extractor hood above, void for washing machine, void for free standing fridge freezer, power points, radiator, laminate flooring and a double glazed window overlooking the front elevation.

Shower Room

6'2" x 6'0" (1.894 x 1.848)

Comprises of a vanity W.C and hand wash basin, shower enclosure with wall mounted shower, fully tiled walls, vinyl flooring, radiator, shaver point and a double glazed obscure window onto the side elevation.

Bedroom One

12'1" x 10'3" (3.703 x 3.146)

Having lighting, power points, radiator, TV aerial point, laminate flooring and a double glazed window overlooking the rear elevation overlooking the rear garden.



Bedroom Two

9'3" x 8'7" (2.841 x 2.632)

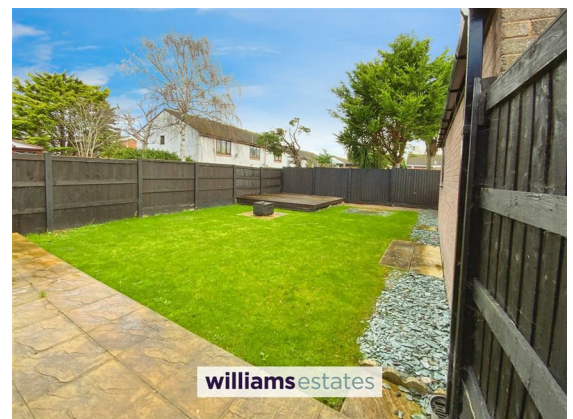
Having lighting, power points, radiator, laminate flooring and a double glazed window overlooking the rear elevation overlooking the garden.

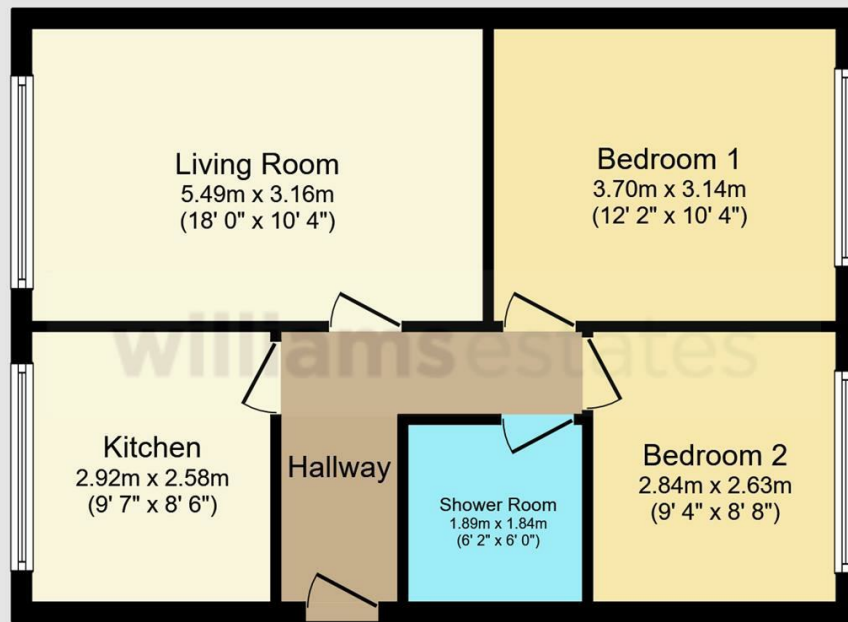
Outside

The property is approached via a driveway providing ample off street parking which in turn leads to a detached garage with up and over door and timber glazed window to side elevation. The garden to the front is mainly laid to lawn with pebbled borders and is bound by mature hedges. A timber gate allows access to the enclosed rear garden having a paved patio, mainly laid to lawn, having a raised decked area to the rear of the garden and bound by fencing.

Directions

From the Prestatyn Office turn right at the mini roundabout by Aldi, then left onto Fforddisa, continue along passing the One Stop shop then take the second right onto Alexandra Drive and the property can be found at the end of road on the right hand side.





Floor Plan
Floor area 53.6 sq.m. (577 sq.ft.)

Total floor area: 53.6 sq.m. (577 sq.ft.)

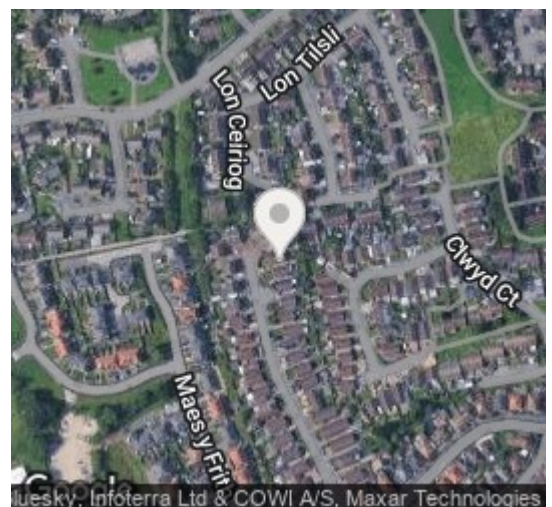
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
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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