



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

**£245,000**



**EPC - 0    Council Tax Band - C    Tenure - Freehold**

# Bastion Gardens, Prestatyn

## 4 Bedrooms - House - Semi-Detached

This immaculately presented four bedroom semi-detached property benefits from a recent modernisation throughout, with an impressive open plan kitchen/diner and living area with bifold doors opening out onto the well maintained rear garden. The property benefits from four bedrooms, one with en-suite as well as a modern family bathroom. This property is in an ideal location, just a small walk to all local amenities as well as the seaside promenade. Viewing is highly advised.



### Accommodation

The property is accessed via a modern composite front door leading into an entrance porch.

### Porch

7'10" x 2'8" (2.39 x 0.83)

Having inset spot lighting, power points, wall mounted electric heater, space for shoe and coat storage, uPVC double glazed window to the front elevation.

### Bedroom Four

12'10" x 10'6" (3.92 x 3.22)

Having lighting, power points, radiator, loft access hatch, uPVC double glazed window onto the front elevation, opening onto the en suite.



### En-Suite

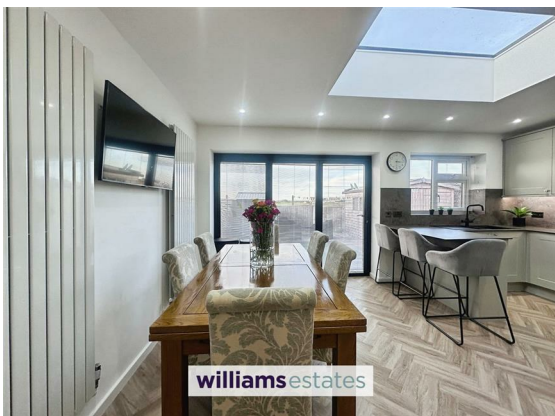
2.23x1.08

Comprising of a low flush W.C, hand wash basin with stainless steel taps over, walk in shower enclosure with wall mounted shower over, wall mounted, heated towel rail, inset spot lighting, extractor fan, fully tiled walls and a uPVC obscure double glazed window onto the side elevation.

### Lounge

23'3" x 13'4" (7.09 x 4.07)

Having, lighting, power points, radiators, stairs to first floor landing, cupboard for storage, large uPVC double glazed window onto the front elevation, fibre internet point, opening out into the kitchen diner and a door leading off into the utility room.



### Utility Room

7'11" x 5'11" (2.42 x 1.81)

Comprising of wall and base units with worktops over, stainless steel sink and drainer with stainless steel mixer tap over, voids for washing machine and tumble dryer, cupboard for storage, lighting, power points and a uPVC double glazed window onto the side elevation.

### Kitchen/Diner

17'2" x 10'6" (5.25 x 3.22)

Comprising of wall, drawer and base units with complimentary worktops over, breakfast bar for dining, 1 1/2 drainer sink with mixer tap over, integrated oven with four ring hob and extractor hood above, space for a freestanding fridge freezer, complimentary splash backs to match the worktops, two wall mounted modern radiators, roof lantern, uPVC double glazed window onto the rear elevation and aluminium bi-fold doors providing access onto the rear garden.



### Bedroom One

11'9" x 10'10" (3.60 x 3.32)

Having, lighting, power points, radiator, cupboards for storage and a uPVC double glazed window to the front elevation providing beautiful views of Prestatyn hillside.

### Bedroom Three

8'7" x 8'2" (2.64 x 2.49)

Having lighting, power points, radiator and a uPVC double glazed window to the front with hillside views.



### Bedroom Two

11'3" x 11'0" (3.45 x 3.36)

Having lighting, power points, radiator and a uPVC double glazed window overlooking the rear elevation and the north wales coastline beyond.

### Family Bathroom

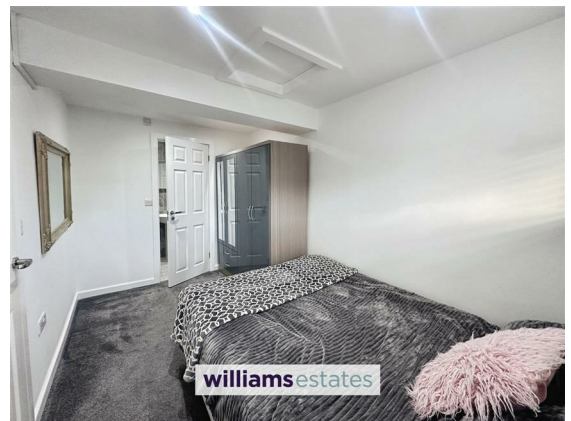
8'0" x 7'10" (2.45 x 2.40)

Comprising of a low flush W.C, vanity hand wash basin with mixer taps over, bath with stainless steel mixer taps over, walk in shower enclosure with wall mounted shower over, lighting, fully tiled walls, wall mounted heated towel rail, extractor fan and a uPVC obscure double glazed window to the side elevation.

### Outside

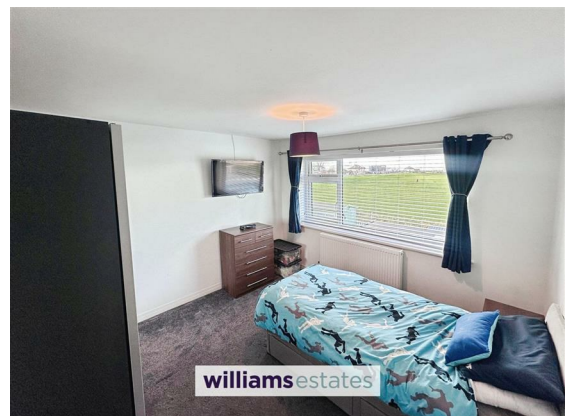
The front of the property benefits from a tarmac driveway with ample parking and a patio pathway leading to the property and to the rear garden, there is also an electric car charger point.

To the rear of the property is a private, well maintained garden with patio areas, perfect for alfresco dining as well as an area of artificial turf. There are also sheds for storage and the garden is bound by timber fencing for privacy.



### 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 by means of a for sale sign.





Total floor area: 110.0 sq.m. (1,184 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>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>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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