



**8 Durlston Drive, Prestatyn,  
Denbighshire, LL19 8AL**

**£172,500**



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



# Durlston Drive, Prestatyn

## 3 Bedrooms - House - Semi-Detached

This three-bedroom semi-detached home offers spacious and versatile accommodation in a desirable location. The property features a bright living room, a well-equipped kitchen with a separate dining area, three comfortable bedrooms, and a family bathroom. Outside, there is a generous rear garden with lawn, patio, flower beds, and a greenhouse enjoying open mountain views. Additional benefits include a detached garage with side access, a driveway providing ample off-road parking, and convenient access throughout the outdoor spaces and close to all local amenities making this an ideal family home.



### Accommodation

Via a uPVC double glazed obscure door giving access into the hallway.

### Hallway

Being an L shape, having stairs up to the first floor, lighting and doors off.

### Downstairs W.C.

6'2" x 2'7" (1.88m x 0.81m)

Comprising of a low flush W.C., radiator, hand wash basin with stainless steel taps over, timber framed obscure window onto the side elevation, wall mounted cabinet, shaver port, lighting, housing a wall mounted boiler.

### Kitchen

11'11" x 9'1" (3.64m x 2.79m)

Comprising of wall, drawer and base units with worktop over, tiled splash back, void for a free standing oven, radiator, stainless steel sink and drainer with mixer tap over, uPVC double glazed window and a uPVC double glazed door adjacent giving access to the rear garden, void for a washing machine, void for a free standing fridge freezer, power points and lighting.

### Lounge

10'11" x 15'5" (3.35m x 4.71m)

Having lighting, power points, uPVC double glazed window onto the front elevation, power points, gas fire with surround and hearth and a door off into the hallway.

### Conservatory

10'4" x 7'9" (3.16m x 2.38m)

Having uPVC double glazed French doors opening out into the garden and uPVC double glazed windows adjacent and power points.

### Dining Room

10'11" x 8'3" (3.35m x 2.52m)

Having lighting, radiator, power points, timber framed glazed doors giving access into the conservatory and timber sliding doors giving access to the living room.



## Landing

Having a turn staircase, electric heater, lighting and doors off.

## Bathroom

8'10" x 6'2" (2.71m x 1.89m)

Comprising of a low flush W.C., hand wash basin with stainless steel taps over, timber framed obscure glazed window onto the side elevation, electric heater, radiator, lighting, half tiled walls, shower cubical with wall mounted shower head and a bath with stainless steel taps over.

## Bedroom One

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

## Bedroom two

11'0" x 8'7" (3.36m x 2.62m)

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

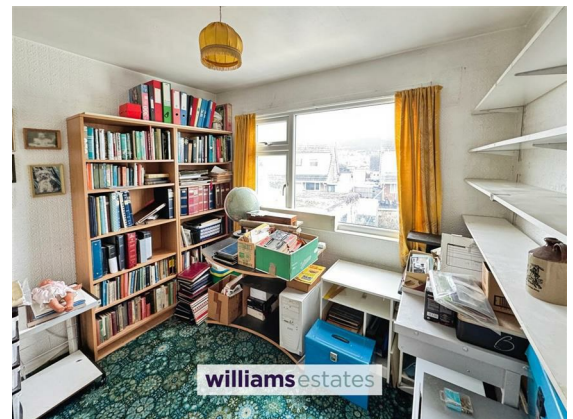
## Bedroom Three

9'3" x 7'8" (2.83m x 2.34m)

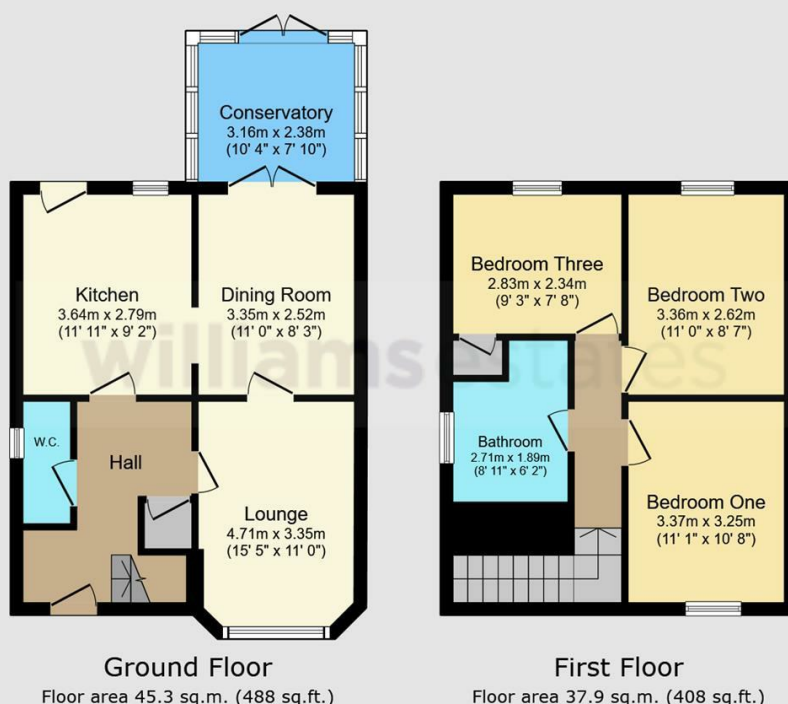
Having lighting, power points, uPVC double glazed window onto the rear elevation, storage cupboard housing the water tank and space for storage.

## Garden

The garden is mainly laid to lawn, creating a generous and versatile outdoor space ideal for relaxation and play. A well-proportioned patio area provides the perfect spot for outdoor dining and entertaining. Flower beds border the lawn, adding colour and interest throughout the seasons. There is a personal door offering convenient access to the garage, along with a timber gate to the side of the property leading directly to the driveway. A greenhouse sits within the garden, enjoying open views out towards the mountain, making this a particularly appealing space for keen gardeners and those who appreciate a scenic outlook.







Total floor area: 83.2 sq.m. (896 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 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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