



**24 Orme View Drive, Prestatyn, LL19
9PG**

OFFERS OVER £325,000



EPC - 0 Council Tax Band - E Tenure - Freehold

Orme View Drive, Prestatyn

2 Bedrooms - Bungalow - Detached

Welcome to Orme View Drive, Prestatyn. A charming two bedroom detached bungalow nestled in the prime and prominent location of upper Prestatyn. This delightful property boasts stunning views of the North Wales coastline, offering a picturesque backdrop to your everyday life. Situated on a good-sized plot, there is plenty of potential to create your own outdoor oasis or perhaps even extend the property, subject to planning permission. Whether you are looking for a peaceful retreat or a place to call home, this property offers endless possibilities. Don't miss out on the opportunity to make this charming detached bungalow your own and wake up to the breathtaking views of the North Wales coastline every day.



Accommodation

Via a uPVC double glazed door leading into the entrance porch.

Porch

7'3" x 5'2" (2.21 x 1.59)

Double glazed windows to the rear and side elevations with view of the hillside and towards the North Wales coastline with a timber framed single glazed obscure door leading into the entrance hallway.

Entrance Hallway

Having lighting, telephone point, power point, radiator, storage cupboard and doors off.

Living Room

16'6" x 13'1" (5.04 x 4.00)

Having lighting, power points, radiator, fireplace and hearth housing a gas fire and a uPVC double glazed patio door giving access to the balcony enjoying views out towards the Clwydian Range and North Wales Coastline.

Kitchen

16'6" x 10'5" (5.05 x 3.18)

Fitted with a range of wall, drawer and base units with worktop surfaces over, integrated oven with four ring hob and extractor hood above, sink and drainer with mixer tap over, lighting, power points, radiator, space for dining, inbuilt cupboard ideal for storage, uPVC double glazed window overlooking the rear elevation and a timber frames single glazed door giving access to the utility area.

Side Porch

8'1" x 5'11" (2.47 x 1.81)

Fitted with base units with worktop surface over, double glazed window to the rear elevation and timber framed single obscure door giving access to outside.



Bedroom One

13'10" x 9'11" (4.24 x 3.03)

Having lighting, power points, radiator, TV aerial point and a large uPVC double glazed window overlooking the front elevation enjoying views of the Prestatyn Hillside.

Bedroom Two

11'8" x 11'4" (3.56 x 3.46)

Having lighting, power points, radiator, TV aerial point, fitted wardrobes providing ample storage and a uPVC double glazed window overlooking the front elevation enjoying the views over Prestatyn Hillside.

Bathroom

10'4" x 7'3" (3.16 x 2.21)

Fitted with a low flush WC, bidet, bath with taps over, sink with tap over, inbuilt cupboard ideal for storage and uPVC double glazed obscure window to the side elevation.

Outside

The property is approached via double gates onto a brick paved driveway providing ample off street parking. The front garden being of ease of low maintenance with decorative borders with mature plants and shrubs and gates to either side. The rear garden enjoying open views of the NorthWales coastline and is bound by timber fencing with lots of trees and mature plants and set on a good sized plot with ample space for further off street parking with access to the underneath garage.

Utility

10'5" x 6'9" (3.18 x 2.08)

Having lighting, power points, wall mounted Worcester boiler, space for utility appliances, sink and drainer with stainless steel mixer tap over, cupboard giving access into the eaves providing ample storage underneath the property and a double glazed window to the rear elevation.

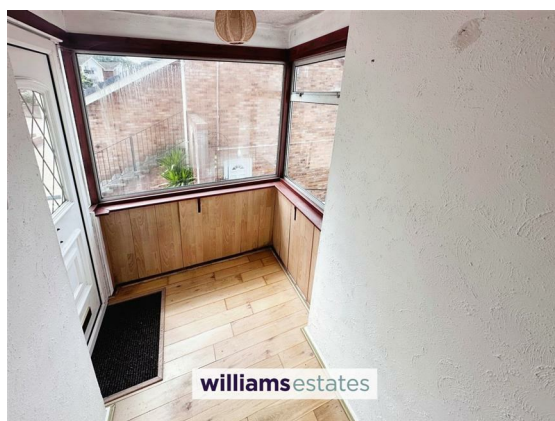
Garage

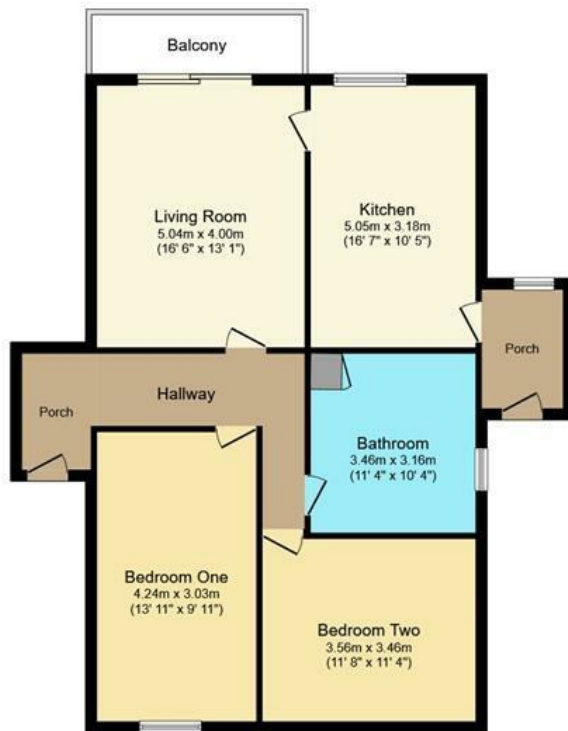
15'11" x 13'3" (4.86 x 4.06)

Excellent space for storage having lighting, power points and double glazed obscure window to the side elevation.

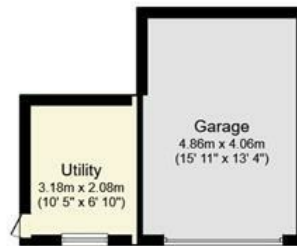
Directions

Proceed from Prestatyn office left to the roundabout. Take the first exit off and continue along Meliden Road taking the third left turning onto The Avenue, Woodland Park. Continue along the Avenue to the top turning left onto Orme View Drive where the property can be found on the left hand side.





Floor Plan
Floor area 96.2 m² (1,035 sq.ft.)



Garage
Floor area 21.8 m² (235 sq.ft.)

TOTAL: 118.0 m² (1,270 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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.