



**23 Talton Crescent, Prestatyn,
Denbighshire, LL19 9HD**

£350,000

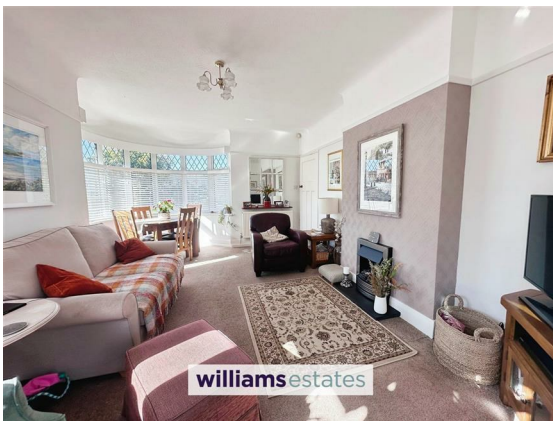
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EPC - D57 Council Tax Band - E Tenure - Freehold

Talton Crescent, Prestatyn

2 Bedrooms - Bungalow - Detached

A delightful two bedroom bungalow with a loft room (Planning Application 43/2016/1033) situated within a sought after area of Upper Prestatyn enjoying superb coastal views. Being situated on a very good sized plot, planning permission has already been granted with works having already commenced. Having well maintained gardens to the front and rear, summer house with an electricity supply, driveway for ample off-street parking and gas central heating. Viewing is highly advised to fully appreciate. EPC Rating - D 57



Accommodation

Via a uPVC decorative light door with obscure double glazing panelling adjacent leads into the:

Entrance Porch

5'1" x 2'11" (1.55 x 0.89)

Having lighting, coat hanging space, cupboard housing the electrics and a timber door which leads into the:

Entrance Hallway

Having lighting, power points, telephone point, thermostat controller, radiator, uPVC obscure window to the front elevation, stairs to the first floor landing and doors off.

Living Room

11'5" x 16'7" (3.48 x 5.05)

Having lighting, power points, dimplex remote controlled fire coal effect with a slate hearth, dual aspect radiators, large uPVC double glazed bay window with partial lead lattice overlooking the front garden and enjoying coastal views above the rooftops and a smaller uPVC double glazed bay window with partial lead lattice overlooking the rear garden.



Conservatory

9'6" x 8'7" (2.90 x 2.62)

Having a power point, double glazed windows and doors giving an outlook and access to the rear garden.

Kitchen

13'4" x 9'7" (4.06 x 2.92)

A cream country style kitchen comprising of wall, drawer and base units all having slow close hinges with complimentary worktops over, a Lamona stone effect sink with integrated drainer and mixer tap over, four ring gas hob with stainless steel extractor hood over, built in electric oven, integrated fridge, integrated slimline dishwasher, tiled splash backs, power points, lighting, built in Welsh dresser, radiator, space for a breakfast table, uPVC double glazed window overlooking the rear garden, timber single glazed window into Sun Room/Utility area and a timber door.



Sun Room/Utility Area

11'5" x 6'6" (3.48 x 1.98)

Having lighting, radiator, space for a washing machine, space for a tumble dryer, space for a fridge freezer, power points, uPVC double glazed windows surrounding and a uPVC double glazed door which leads out into the rear garden.

Bedroom One

14'5" x 10'5" (4.39 x 3.18)

Having lighting, power points, radiator, built in storage cupboard under the stairs having a power point, uPVC double glazed bay window with partial lead lattice onto the front elevation enjoying coastal views above the rooftops.

Bedroom Two

11'3" x 9'9" (3.43 x 2.97)

Having lighting, power points, radiator and a uPVC double glazed bay window with partial lead lattice enjoying views of the rear garden.

Shower Room

10'4" x 8'8" (3.15 x 2.64)

Comprising of a low flush W.C, wash hand basin with vanity unit under, walk in corner shower enclosure, radiator, extractor fan, tiled walls, tiled flooring, inset spot lights and a uPVC double glazed obscure window onto the side elevation.

First Floor Landing

Stairs to the first flooring landing having lighting, access to the loft which has a pull down ladder and lighting giving an ideal space for storage and doors off.

Loft Room

10'3" x 7'9" (3.12 x 2.36)

Having lighting, power points, radiator and a velux window to the front elevation enjoying coastal views over the rooftops.

Storage Cupboard

Having coat hanging space.

W.C

8'1" x 4'6" (2.46 x 1.37)

Having a low flush W.C, pedestal washing hand basin, lighting, radiator and a uPVC double glazed window onto the side elevation.

Outside

The property is approached via double wrought iron gates, having a larger than average concrete driveway providing space for off street parking. The front garden is well maintained, being mainly laid to lawn having a variety of plants and shrubs in well stocked borders.

To the rear of the property is a door allowing access to a boiler room adjacent to the kitchen, the garden is tiered and has steps up allowing access to various areas, stone built borders with a pond, slabbed patio, well planted and established with multiple shrubs, bound by fencing. The rear garden also having the added benefits of a greenhouse, two timber sheds and a summer house which has an electricity supply and positioned to enjoy the afternoon sun.

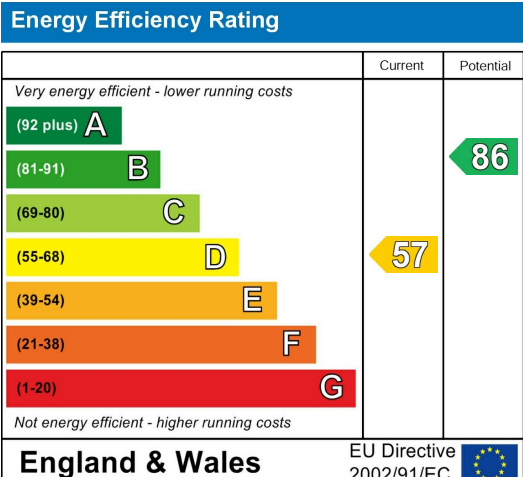
Directions

Proceed from Prestatyn office right onto Meliden Road and continue onto Gronant Road. Take the fourth turning right onto Linden Walk and continue along veering left at the top onto Talton Crescent. this property can be found on the right hand side.





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.



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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.