



Bryntirion Court, Prestatyn LL19 9NY

£330,000

Monopoly Buy Sell Rent is pleased to offer for sale this immaculately presented three double bed detached dormer bungalow, located on a corner plot position on a quiet cul-de-sac in the highly sought after residential area of Prestatyn. The accommodation briefly comprises entrance hall, lounge, fully fitted kitchen with breakfast bar, large conservatory, three double bedrooms, bathroom, utility, and shower room. A blocked pave driveway provides off road parking in the front with a generous rear garden having a raised patio area and mostly laid to lawn. The property also benefits from double glazing and gas central heating throughout. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED!

- Three Bedroom Dormer Bungalow
- Quiet Cul-De-Sac Location
- Three Double Bedrooms
- Council Tax Band E
- Spacious Corner Plot Position
- Close To Local Amenities
- Freehold Property



Hallway

A composite front door with decorative glazing and side panels leads you into this bright and carpeted hallway with a decorative glazed window, doors leading to the lounge, kitchen, master bedroom, bedroom two, bathroom and stairs leading up to bedroom three.

Lounge

5.68 x 3.61 (18'7" x 11'10")

Sizable lounge with a central fireplace housing a gas fire with tiled surround, matching tiled hearth, and a wooden mantle. A large uPVC window overlooks the front of the property, with an additional window overlooking the side. Coved ceiling, radiator, and carpeted flooring.

Kitchen

4.57 x 3.19 (14'11" x 10'5")

Situated in the heart of this home is this well-appointed kitchen fitted with a range of beech units having a breakfast bar, a void for a Range cooker with steel extractor fan above, space for under counter fridge and dishwasher, tiled splashbacks, radiator, and space for a dining table. A door leads to the rear porch with French doors lead to the conservatory.

Conservatory

7.65 x 2.84 (25'1" x 9'3")

A lean-to conservatory with a polycarbonate roof having wood effect vinyl flooring, wall lights, French doors opening to the balcony, and steps leading up to the kitchen.

Rear Porch

A uPVC double-glazed door leads you out to the side of the property, having lights, tiled flooring and a useful storage cupboard with panelled doors leading to the kitchen and utility.

Utility

3.14 x 2.26 (10'3" x 7'4")

Useful utility room with tiled flooring, worktops on either side, space and plumbing for a washing machine and a dryer, space for a chest freezer, a storage cupboard, and a uPVC double-glazed window overlooking the front of the property.

Shower Room

2.20 x 2.18 (7'2" x 7'1")

Fitted with a three-piece suite with a low flush WC, pedestal sink and a shower cubical having a thermostatic shower. Fully tiled walls with decorative border, tiled flooring, extractor fan, airing cupboard with radiator and uPVC double-glazed window overlooking the front of the property.

Master Bedroom

4.55 x 3.01 (14'11" x 9'10")

A delightful double bedroom with built-in wardrobes with overhead storage cupboards having carpeted flooring, matching bedside cabinets and coved ceiling.



Bedroom 2

3.52 x 2.90 (11'6" x 9'6")

A carpeted double room with two double wardrobes and a matching bedside cabinet with views of the rear garden through the UPVC double-glazed window.

Family Bathroom

2.89 x 1.88 (9'5" x 6'2")

Fully tiled bathroom fitted with a three-piece suit comprising low flush WC, vanity unit with wash basin above, chrome heated towel rail, and radiator with two double glazed windows overlooking the side of the property.

Bedroom 3 Attic

4.14 x 2.56 (13'6" x 8'4")

Carpeted double bedroom situated in the attic with a pitched roof having storage in the eaves with radiator, wall-mounted lights, and a Velux window.

Front Garden

A blocked paved driveway offering off-road parking for two cars and pathway to the front door with low maintenance borders and timber gates each side offering access to the rear of the property.

Rear Garden

You step out from the Conservatory onto this spectacular raised deck patio area, a perfect place for alfresco dining or just sit and enjoy the garden or contemplate! Steps lead down to a vast lawn area with mature borders full of trees, shrubs and colourful perennials with a pergola, gravelled seating area and raised beds. There is outside lighting, and the garden is bound by panelled fencing and brick walling.

Additional Information

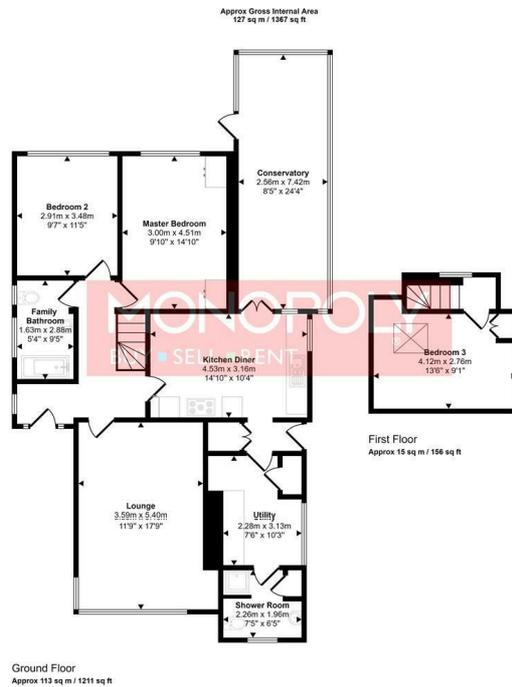
The property benefits from gas central heating and double-glazed windows throughout. The Ideal C30 combi boiler gets serviced annually. The garage was converted in 2006. Freehold property, council tax band E.



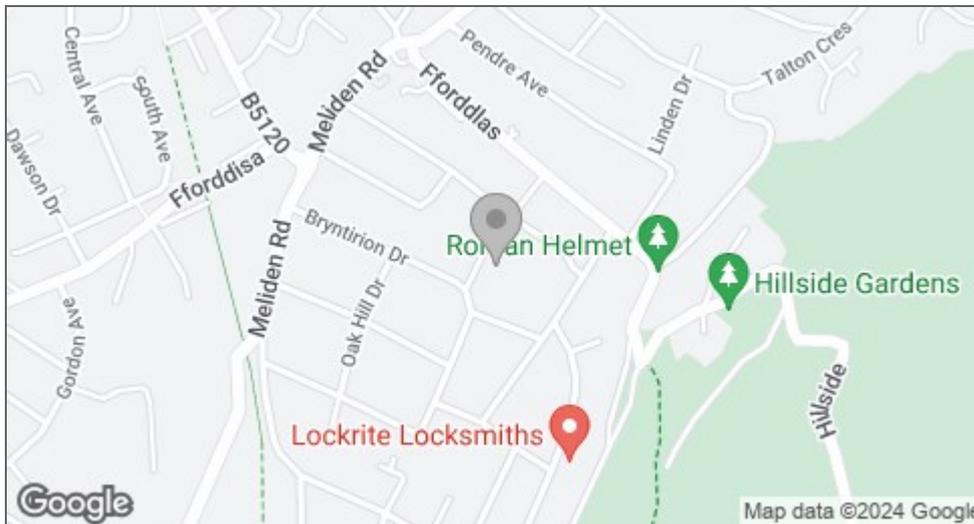








This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

