



Beverley Drive, Prestatyn LL19 7RF

£220,000

Monopoly Buy Sell Rent is pleased to offer for sale this spacious four-bedroom detached bungalow which has been extended to provide a larger-than-average home, benefiting from gas central heating and double glazing throughout. The property in brief comprises an entrance porch, hallway, large open plan lounge diner, fitted kitchen, conservatory, wet room, separate WC, three double bedrooms one with ensuite, and a single bedroom. A large driveway provides off-road parking for 3 vehicles with easily maintained gardens to the front, the rear garden is paved with two large sheds bounded by a 5ft timber fencing. A MUST-SEE TO FULLY APPRECIATE THE SIZE!

- Spacious Detached Bungalow
- Open Plan Lounge Diner
- Ample Off-Road Parking for 3 Vehicles
- Freehold Property
- Four Bedroom, One with En Suite
- Conservatory and Rear Garden
- Close to Bus Routes
- Council Tax Band D



Entrance Porch

1.51 x 1.10 (4'11" x 3'7")

A white uPVC front door opens into the porch with spaces to hang your coat and keep your shoes having lights and a glazed timber door leads you into the hallway.

Hallway

4.28 x 1.54 (14'0" x 5'0")

With oak wood effect laminate flooring, built-in storage shelves, radiator, loft hatch and panelled doors leading to most rooms

WC

2.27 x 1.20 (7'5" x 3'11")

Useful WC with resin floor, part tiled walls with decorative border, pedestal sink, radiator and a privacy window overlooking the side of the property.

Lounge Diner

7.60 x 4.49 (24'11" x 14'8")

A fabulous open-plan lounge diner with an opening into the kitchen. The lounge area has oak wood laminate flooring with a gas fire having a marble hearth, a radiator, and strip lighting. An open arch leads you into this good-sized dining area with space for a large dining table, tiled effect flooring, fan lighting, and a sliding patio door that leads you into the conservatory.

Conservatory

3.00 x 2.31 (9'10" x 7'6")

Situated at the rear of the property with uPVC windows and doors having a polyester roof with wood effect laminate flooring, electric plugs, and a cat flap.

Kitchen

3.60 x 3.45 (11'9" x 11'3")

A good-sized kitchen at the heart of the property fitted with a range of pine base, wall and drawer units having black marble effect laminate worktops

with stainless steel sink having spaces for an electric cooker, washing machine/dishwasher, and a tall fridge freezer. Tiled walls and light tiled flooring with a uPVC window overlooking the side of the property and a half arch opening into the lounge diner.

Master Bedroom

3.92 x 3.15 (12'10" x 10'4")

A large double bedroom with wood effect laminate flooring, radiator, and a uPVC window overlooking the side of the property.

Reception Room - Bedroom 2

3.95 x 3.02 (12'11" x 9'10")

A double bedroom situated at the front of the property with wood effect laminate flooring, a radiator, and a double-glazed window that overlooks the front of the property. Currently being used as a lounge.

Bedroom 3

3.26 x 2.75 (10'8" x 9'0")

A double bedroom with laminate flooring, lighting having a fan, decorative border wallpaper, plenty of space for storage cupboards, and a double-glazed window overlooking the side of the property.

Bedroom 4

3.35 x 2.27 (10'11" x 7'5")

Located at the rear of the property with a double-glazed window overlooking the garden having laminate flooring, wooden shelving, a radiator, an airing cupboard, and a panelled door leading into the en-suite.

Bedroom 4 En-Suite

1.60 x 0.90 (5'2" x 2'11")

Modern fitted ensuite comprising low flush WC, wall-mounted hand basin, laminate flooring, and a small privacy window overlooking the side of the property.



Family Bathroom

2.98 x 2.25 (9'9" x 7'4")

A generous wet room fitted with a low flush WC, pedestal sink, and an electric shower with fitted storage cupboards, fully tiled walls having a decorative border, resin flooring, a radiator, and a privacy window overlooking the side of the property.

Front Garden

A paved front garden that is easily maintained with a concrete driveway providing off-road parking for 2/3 vehicles. A metal ramp leads you to the front door and a timber gate leads you down the side of the property providing space for storage with a second timber gate giving access to the rear garden.

Rear Garden

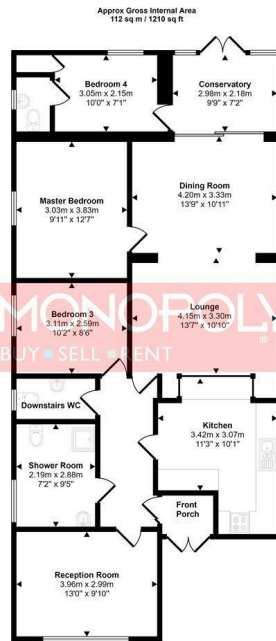
The rear garden is fully paved with two large timber sheds, one shed has a stable door with electricity, a water butt, 5ft panel fencing, lighting, and access via the sides to the front of the property.





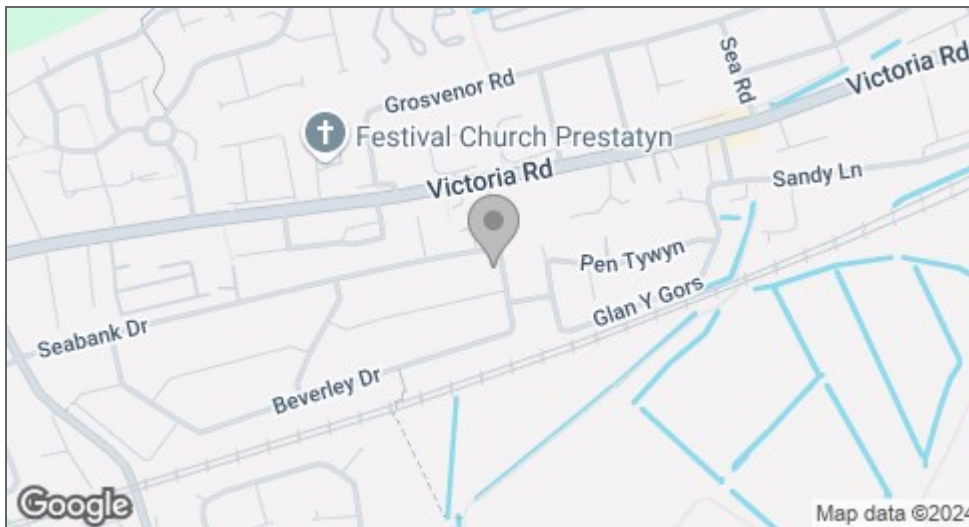






Floorplan

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 fixtures are representations only and may not look like the real items. Made with Mable Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.

