



**14 The Meadows,
 Prestatyn, LL19 8EY**
Offers Over £210,000



This extended and improved three bedroom bungalow has so much to offer! Standing in a popular, level position within easy access of the town centre, bus routes and convenience store, the property has been extended to the rear and now boasts two reception rooms, three bedrooms plus a sun room. The garage has also been converted and is ideal for a hobbies room or home office. Complete with full uPVC double glazing, gas central heating and off road parking, the property is in need of internal viewing to be full appreciated.



Entrance porch

Front door giving access to property

Hallway: all doors leading off

Lounge

10'9" x 16'5" (3.28 x 5.01)

uPVC double glazed window, covered ceiling, gas fire, double panel radiator, dado railing, power points and laminate flooring throughout.

Kitchen

8'7" x 8'9" (2.63 x 2.67)

uPVC double glazed window, range of wall drawer and base units with worktops over, void for cooker and washing machine, extractor fan, stainless steel sink and drainer, black gloss patterned splash back, power points and lino flooring throughout.

Dining Room

8'9" x 9'6" (2.67 x 2.92)

uPVC double glazed window, power points, built in storage cupboard, double panel radiator and laminate flooring throughout.

Bedroom One

8'10" x 9'6" (2.70 x 2.90)

uPVC double glazed window, coving, power points, double panel radiator and laminate flooring throughout.

Bedroom Two

10'11" x 12'4" (3.33 x 3.77)

uPVC double glazed window, double panel radiator, power points, fitted wardrobes and laminate flooring throughout.

Bedroom Three

6'4" x 8'5" (1.94 x 2.58)

uPVC double glazed window, power points, double panel radiator, spotlighting and fitted carpet throughout.

Bathroom

5'9" x 6'8" (1.77 x 2.05)

uPVC double glazed frosted window, double panel radiator, three piece suit consists of - paneled bath, wash hand basin, low flush WC, spotlighting and tiled flooring throughout.

Sunroom

7'1" x 9'2" (2.18 x 2.81)

uPVC double glazed windows and frosted

door, power points, electric heater, fitted blinds and fitted carpet throughout.

Garage

7'10" x 17'9" (2.41 x 5.43)

Fully converted into music/sitting room, fully installed electrics, power points, partly wooden paneled walls, fitted carpets throughout and uPVC double glazed door leading onto front driveway.

Back Garden

Partly lawned, two sunny patio areas, views of mountains, timber storage shed, converted garage, pond and fencing throughout.

Driveway

Large driveway, newly tarmacked, room for 2/3 cars and partly graveled to one side.

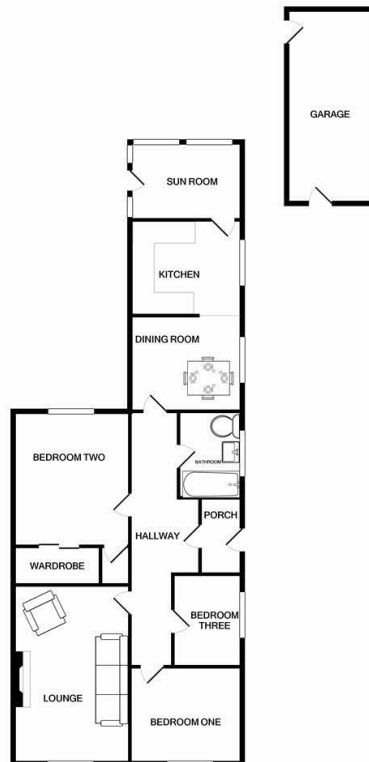
EPC

Council tax band - D

Services

Mains - gas, water, electrics and drainage.

Tenure - Freehold



TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (99.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(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			

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