



6 Warren Road, Prestatyn, LL19 7HR

Offers Over £195,000



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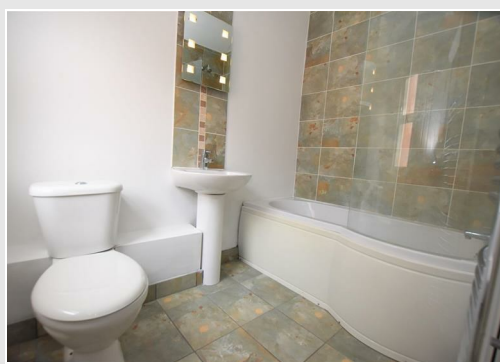


Three reception rooms, three ensuite bedrooms and a short walk to the sea front! This deceiving three double bedroom property has been tastefully upgraded over the years yet still retains many original features throughout. Internally it comprises Lounge, Dining Room, ground floor WC, spacious Kitchen/Breakfast room and a Sun room to the ground floor and three double Bedrooms all with ensuites to the first floor. Enclosed yard to the rear, full uPVC double glazing and gas central heating. Available with no forward chain, viewing is essential!



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Entrance Porch into:

Hallway

Doors leading into:

Lounge

12'11" x 13'5" (3.96 x 4.11)

uPVC double glazed window, coved ceilings & picture rail, with original fireplace, double panel radiator, power points and fitted carpet throughout.

WC

Low flush WC and wash hand basin.

Dining Room

12'10" x 11'8" (3.92 x 3.58)

Picture rail, double panel radiator, power points with double doors leading onto rear back patio.

Kitchen

11'3" x 16'0" (3.43 x 4.90)

Fitted with a range of kitchen units, gas cooking range, integrated fridge/freezer, tiled splash back, part tiled walls, island with breakfast bar, power points, radiator, uPVC window to the side and tiled floor throughout. Opening into:

Sunroom

7'1" x 16'5" (2.17 x 5.02)

Double doors leading onto rear patio garden, double panel radiator, storage cupboard, spot lighting and with tiled flooring throughout.

Stairs Lead Onto:

Landing Leading onto:

Bedroom One

10'11" x 12'10" (3.35 x 3.93)

uPVC double glazed bay window, TV point, power points, spot lighting, fitted carpet throughout.

Ensuite

5'3" x 9'9" (1.62 x 2.98)

uPVC double glazed frosted window, comprising freestanding bath, saniflo WC with wash hand basin, spot lighting, extractor fan and tiled flooring throughout.

Bedroom Two

8'5" x 12'9" (2.57 x 3.90)

uPVC double glazed window, double panel radiator, tv point, power points, spotlighting, with fitted carpets throughout

Ensuite

2'7" x 7'6" (0.79 x 2.31)

Consists of 3 piece suite- shower, wash hand basin, low flush WC, heated towel rail, spotlighting, extractor fan with tiled flooring throughout.

Bedroom Three

9'7" x 11'3" (2.93 x 3.45)

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

Ensuite

5'6" x 7'11" (1.70 x 2.42)

3 piece ensuite bathroom consists of - bath with shower over, wash hand sink basin, low flush WC, partly tiled walls, heated towel rail, spot lighting, extractor fan and tiled flooring throughout

Gardens

Pathway to the front door with paved area to the side with hedging providing seclusion. To the rear, the gardens are low maintenance with a decked area, paved area and gate giving access onto the rear pathway for access for bins.

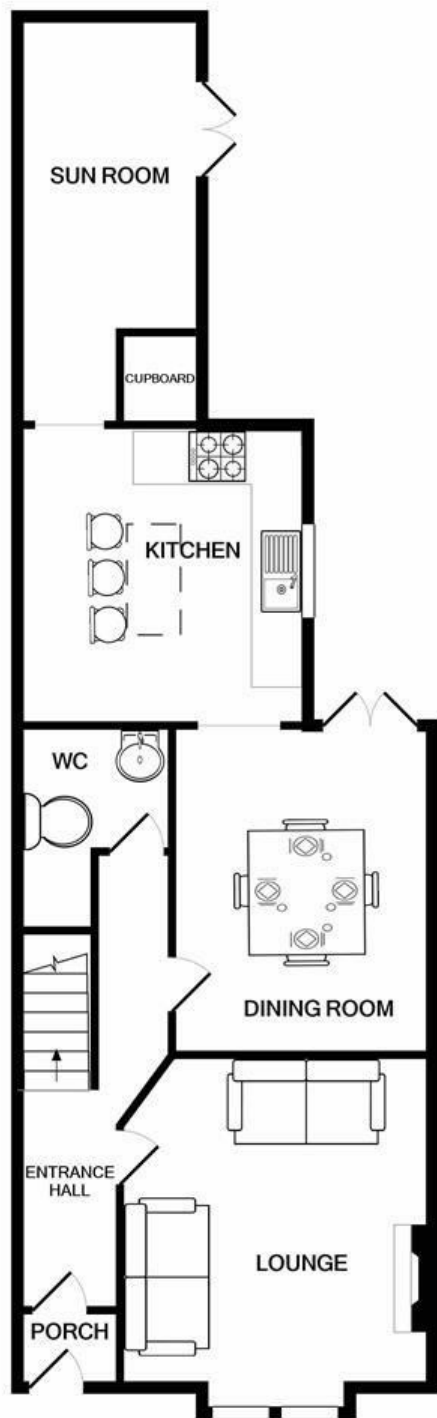
Tenure - Freehold

Services -

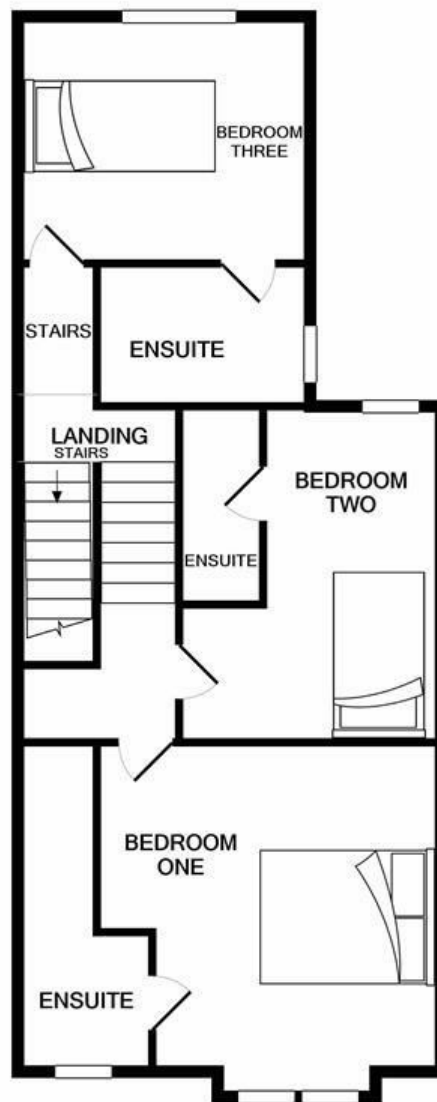
Mains gas, electric and drainage. Water is metered.

Council Tax Band - D





GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 610 SQ.FT.
(56.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1283 SQ.FT. (119.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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	
(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

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