

**33 Winchester Drive, Prestatyn,  
Denbighshire, LL19 8DB**

**£220,000**

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**EPC - C70    Council Tax Band - D    Tenure - Freehold**



# Winchester Drive, Prestatyn

## 3 Bedrooms - Bungalow - Semi Detached

Nestled on Winchester Drive in the charming town of Prestatyn, this delightful three-bedroom semi-detached bungalow offers a wonderful opportunity for those seeking a comfortable and spacious home. This property is set on a larger than average plot, providing ample outdoor space for gardening or leisure activities. This bungalow exudes character and potential. While it is in need of slight modernisation, it presents a blank canvas for buyers to infuse their personal style and preferences. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in.

One of the key advantages of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. Additionally, with vacant possession, you can move in at your convenience without any delays. This bungalow is ideally suited for families, retirees, or anyone looking for a peaceful retreat in a friendly community. With its convenient location, you will find yourself within easy reach of local amenities, schools, and beautiful coastal walks that Prestatyn is renowned for.



### Accommodation

via a uPVC double glazed decorative door, leading into the;

### Entrance Porch

Having lighting, cupboard housing the electrics, uPVC double glazed window onto the side and a door into the;

### Living Room / Dining Room

22'8" x 10'11" (6.91m x 3.33m)

Having lighting, power points, radiator, electric fireplace, T.V. aerial point, uPVC double glazed window onto the front, uPVC double glazed window onto the side and doors off.

### Kitchen

11'2" x 8'2" (3.42m x 2.51m)

Comprising of wall, drawer and base units with worktop over, integrated oven with four ring hob and extractor fan, wall mounted boiler, stainless steel sink and drainer with mixer tap over, void for a washing machine, space for a freestanding fridge/freezer, lighting, power points, radiator, uPVC double glazed window onto the rear elevation and a uPVC double glazed door giving access into the conservatory.

### Conservatory

15'8" x 8'4" (4.80m x 2.56m)

Having lighting, power points, gas meter, uPVC double glazed windows and a uPVC double glazed patio door giving access to the rear garden.

### Inner Hallway

Having lighting, store cupboard, loft access hatch and doors off.

### Bedroom One

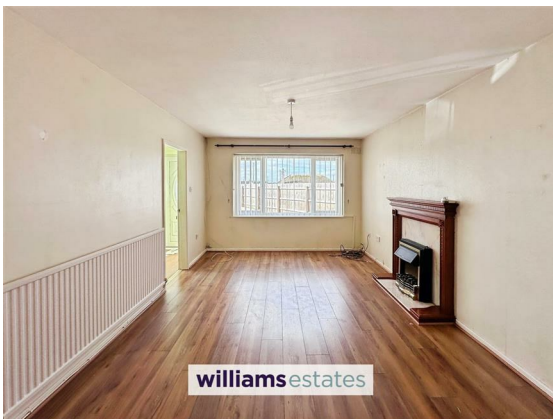
13'3" x 9'1" (4.06m x 2.79m)

Having lighting, power points, radiator and a uPVC double glazed window onto the front.

### Bedroom Two

11'4" x 10'0" (3.47m x 3.05m)

Having lighting, power points, radiator and a uPVC double glazed window onto the rear.



### Bedroom Three

9'10" x 8'2" (3.00m x 2.50m)

Having lighting, power points, radiator, fibre point, loft access hatch and a uPVC double glazed window onto the front.

### Shower Room

6'11" x 5'4" (2.11m x 1.63m)

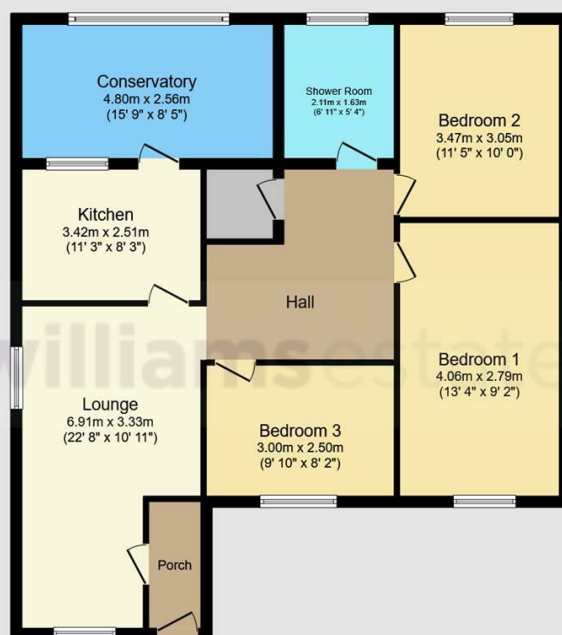
Comprising of a walk-in shower enclosure with wall mounted shower head, low flush W.C., wall mounted heated towel rail, vanity hand-wash basin with stainless steel taps over, lighting and a uPVC double glazed obscure window onto the rear elevation.

### Outside

To the front, the property is approached via larger than average resin driveway providing ample space for off-road parking with areas that are laid to slate chippings and an area that is laid to artificial grass. The front garden is bound by timber fencing and there is a timber gate to the side providing access to the rear garden.

To the rear, the garden is of ease and low maintenance, being bound by timber fencing with a variety of mature trees and shrubs, housing a timber shed with a patio area ideal for alfresco dining.





Total floor area: 100.9 sq.m. (1,086 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.

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