



**13 Chichester Drive, Prestatyn,  
Denbighshire, LL19 8EW**

**£175,000**

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**EPC - C72    Council Tax Band - C    Tenure - Freehold**



# Chichester Drive, Prestatyn

## 2 Bedrooms - Bungalow - Semi Detached

A beautifully presented semi detached bungalow with modern decor throughout located in a popular residential area of Prestatyn. The accommodation briefly comprises of entrance hallway, spacious living room, inner hallway, two double bedrooms, a modern fitted shower room, modern fitted kitchen and a side porch. Having gardens to the front and rear with driveway and detached garage. Available with no onward chain.



### Accommodation

Via a modern composite door with obscure double glazed panel adjacent leading into the hallway.

### Hallway

Having laminate flooring, meter cupboard, power point and door leading into the living room.

### Living Room

16'8" x 10'7" (5.104 x 3.232)

Having coved ceiling, lighting, power points, TV aerial point, radiator, laminate flooring, double glazed window overlooking the front elevation with distant views of the hillside and door leading into the inner hallway.

### Inner Hallway

Having coved ceiling, laminate flooring and doors off.

### Kitchen

11'3" x 9'4" (3.436 x 2.860)

Fitted with a range of modern wall, drawer and base units with complementary worktop surfaces over, built in oven with four ring gas hob and extractor hood above, sink and drainer with mixer tap over, void for dish washer, void for washing machine, void for free standing fridge freezer, breakfast bar in keeping with the kitchen units, modern wall mounted radiator, tiled flooring, double glazed window overlooking the rear elevation and timber hardwood glazed door allowing access into the porch.

### Porch

Having double glazed windows surrounding and double glazed door allowing access onto the rear garden.

### Bedroom One

10'4" x 9'10" (3.15 x 3.02)

Having coved ceiling, lighting, power points, radiator, laminate flooring, double glazed window onto the side elevation and double glazed window overlooking the front elevation with views towards Prestatyn Hillside.



### Bedroom Two

12'5" x 9'2" (3.808 x 2.81)

Having coved ceiling, lighting, power points, radiator, built in cupboard, laminate flooring and double glazed window overlooking the rear elevation.

### Shower Room

6'4" x 5'8" (1.938 x 1.750)

Comprising of double shower enclosure with wall mounted shower head and waterfall shower head above, pedestal hand wash basin, W.C., wall mounted heated towel rail, tiled flooring and obscure double glazed window onto the side elevation.

### Outside

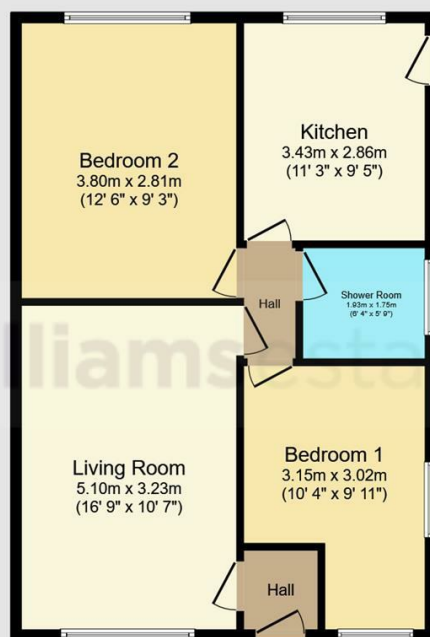
The property is approached via a driveway providing off road parking. The garden to the front being laid to lawn and is bound by mature hedging. Double timber gates allowing access onto the enclosed rear garden. The driveway leads to a detached garage with up and over door. The rear garden being mainly laid to lawn with a decked seating area, bound by fencing with a variety of plants and shrubs.

### Directions

Proceed from Prestatyn office left to the roundabout, take the second turning off onto Ffordd Pendyffryn and the first left turning onto Fforddisa continuing along and prior to the crossroads turn right onto Canterbury drive, continue along and taking the third right turning onto Chichester Drive where the property can be found on the left hand side by way of our For Sale board.







**Floor Plan**

Floor area 60.6 sq.m. (652 sq.ft.)

Total floor area: 60.6 sq.m. (652 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>	72	79
(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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