



**11 Warren Road, Prestatyn,
Denbighshire, LL19 7HP**

£265,000

 2  1  1  D

EPC - D64 Council Tax Band - D Tenure - Freehold

Warren Road, Prestatyn

2 Bedrooms - Bungalow - Detached

A detached bungalow within walking distance to all local amenities, bus and train stations together with the seaside promenade. The accommodation briefly comprises of entrance porch, living room, kitchen, two conservatories, two double bedrooms, bathroom and integral garage. Outside having garden to the front with driveway for off road parking and the good sized rear garden with a paddock which is approx 0.35 of an acre. Available with no onward chain.



Accommodation

Via a double glazed door leading into entrance porch.

Entrance Porch

Having tiled flooring, wall mounted electric meter, obscure double glazed window onto the front elevation, single glazed obscure window onto the side and single glazed obscure timber door leading into the living room.

Living Room

20'10 x 12'01 (6.35m x 3.68m)

Having lighting, power points, two radiators, wall mounted electric fire, double glazed window overlooking the front elevation and double glazed window with double glazed door allowing access into the conservatory.



Conservatory

10'04 max x 11'07 max (3.15m max x 3.53m max)

Having lighting, power points, radiator, double glazing surrounding, double glazed double doors allowing access onto the rear garden and door leading into the garage area.

Garage

16'09 x 8'07 (5.11m x 2.62m)

Having double glazed doors with matching panels to the front, purpose built store with double glazed door and obscure double glazed doors leading into a further conservatory.



Conservatory

10'03 x 7'07 (3.12m x 2.31m)

Having double glazing surrounding and double glazed doors allowing access onto the rear garden.

Kitchen

11'10 x 8'10 (3.61m x 2.69m)

Fitted with a range of wall, drawer and base units with worktop surfaces over, stainless steel sink and drainer with mixer tap over, eye level double oven, electric hob, laminate flooring, double glazed window overlooking the front elevation and double glazed obscure door onto the side.

Bedroom

11'11 x 9'11 (3.63m x 3.02m)

Having lighting, power points, radiator and double glazed window onto the side elevation.

Inner Hallway

Having built in storage cupboard, loft hatch access doors off.

Bathroom

6'0 x 5'04 (1.83m x 1.63m)

Comprising of low flush W.C., pedestal hand wash basin, bath with wall mounted shower, partially tiled walls, radiator and double glazed obscure window onto the side elevation.

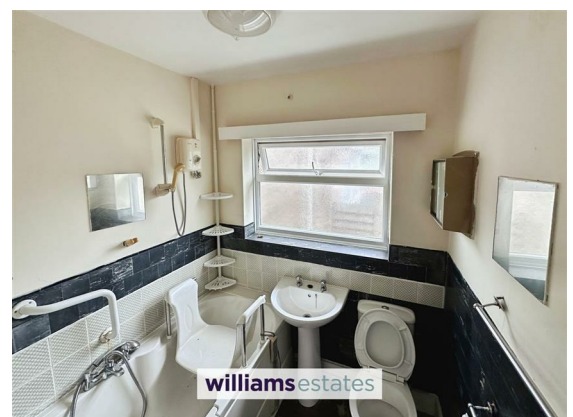
Bedroom

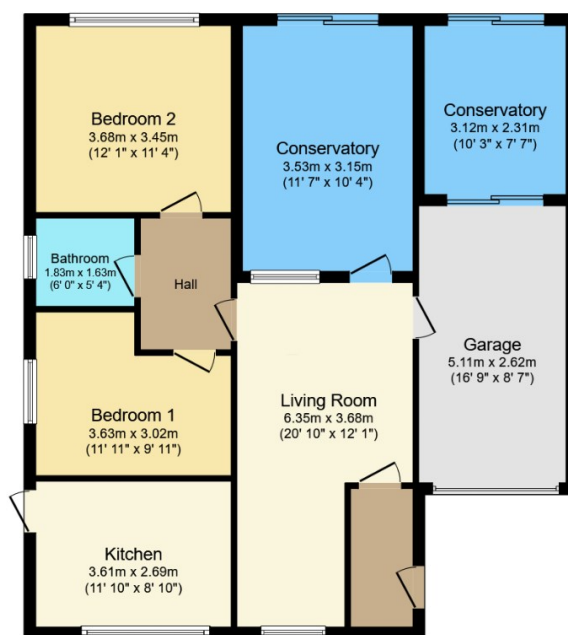
12'01 x 11'04 (3.68m x 3.45m)

Having lighting, power points, radiator, TV aerial point and double glazed window overlooking the rear garden with views towards the hillside.

Outside

The property is approached via a driveway providing off road parking. The garden to the front being laid to lawn with a variety of trees and shrubs and is bound by wall and fencing. The extensive rear garden being laid to lawn with an abundance of trees and shrubs with a gateway allowing access onto the paddock. The paddock is approximately 0.35 of an acre.





Floor Plan
Floor area 101.0 sq.m. (1,087 sq.ft.)

Total floor area: 101.0 sq.m. (1,087 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

williams
estates

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

williamsestates

Call us on
01745 888900
Prestatyn@williamsestates.com