



**136 Beverley Drive, Prestatyn,
Denbighshire, LL19 7RE**

£235,000

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EPC - E54

Council Tax Band - C

Tenure - Freehold

Beverley Drive, Prestatyn

3 Bedrooms - Bungalow - Detached

A well presented spacious detached bungalow set on a good sized corner plot and within walking distance to the local amenities. The accommodation briefly comprises of sun room, entrance hallway, living room, conservatory, modern fitted kitchen, three bedrooms and a modern fitted bathroom. To the outside gardens to the front, side and rear with driveway for off street parking and detached garage. The property benefits from having gas fired central heating and double glazing. Viewing highly recommended.



Accommodation

Via double glazed double doors giving access into;

Sun Room

9'9 x 7'6 (2.97m x 2.29m)

Having radiator, power points, double glazed windows surrounding, laminate flooring and double glazed sliding door giving access into the entrance porch.

Entrance Porch

Having laminate flooring, double glazed window over looking the kitchen and double glazed door giving access into the entrance hallway.

Entrance Hallway

Having coved ceiling, radiator, power points, laminate flooring, loft hatch access and doors off.

Living Room

13'10 x 10'11 (4.22m x 3.33m)

Having lighting, ample power points, radiator, modern fireplace housing a gas fire, T.V. aerial point, coved ceiling, laminate flooring and sliding patio doors giving access into the conservatory.

Conservatory

12' x 8' (3.66m x 2.44m)

Having lighting power points, tiled flooring, double glazed windows surrounding and double glazed double doors giving access onto the rear garden.

Kitchen

12 x 11'4 (3.66m x 3.45m)

Fitted with white modern wall, drawer and base units with complimentary worktops over, sink and drainer with mixer tap over, eye level built in bosh oven and microwave, built in fridge freezer, halogen hob with extractor fan over, integrated dishwasher, void for washing machine, wall mounted gas central heating boiler, tiled splash back, tiled flooring, radiator, coved ceiling, double glazed window to the side elevation and double glazed door giving access to the side.



Bedroom One

12'9" x 10'0" (3.9m x 3.05m)

Having lighting, ample power points, radiator, coved ceiling and a double glazed window over looking the front elevation.

Bedroom Two

10'4 x 9'0 (3.15m x 2.74m)

Having lighting power points, radiator, coved ceiling and a double glazed window to the rear elevation.

Bedroom Three

8'11 x 7'5 (2.72m x 2.26m)

Having lighting, power points, radiator, tiled flooring, coved ceiling and a double glazed window over looking the side elevation.

Bathroom

7'4 x 4'6 (2.24m x 1.37m)

Fitted with a claw foot bath with stainless steel mixer tap over and a wall mounted shower, low flush W.C., hand wash basin, tiled walls, tiled flooring, heated towel rail, coved ceiling and a double glazed obscure window to the side elevation.

Outside

The property is approached via a single raw town gate giving access onto a path way leading to the front. The front side and side garden mainly laid to lawn with a variety of plants and shrubs and bound by hedging. To the side of the property there are double timber gates giving access onto the drive way which leads to the detached garage. The garden to the rear having a pathed patio, laid to lawn, bound by fencing and a personal door allowing access into the garage.

Garage

Having up and over door, lighting and power points and personal door allowing access onto the rear garden.





Floor Plan

Floor area 97.2 m² (1,046 sq.ft.)

TOTAL: 97.2 m² (1,046 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.

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