

**6 Deric Close, Prestatyn, Denbighshire,  
LL19 7BE**

**£235,000**

 4  2  2  B

**EPC - B84    Council Tax Band - C    Tenure - Freehold**



# Deric Close, Prestatyn

## 4 Bedrooms - Bungalow - Semi Detached

A well presented spacious four bedroom semi detached bungalow situated in a sought after location of Prestatyn within walking distance of the seaside promenade. The accommodation briefly comprises of entrance hallway, living room, modern fitted kitchen diner, sun room/dining room, cloakroom, modern fitted bathroom and four bedrooms. Outside providing ample off street parking to the front and enclosed rear garden ideal for al fresco dining. The property benefits from having air source pump, solar panels, insulation and ECO friendly. Viewings recommended.



### Accommodation

Via a double glazed door allowing access into the entrance hallway.

### Entrance Hallway

Having power and lighting, radiator, stairs off to the first floor landing and doors off.

### Bedroom Three

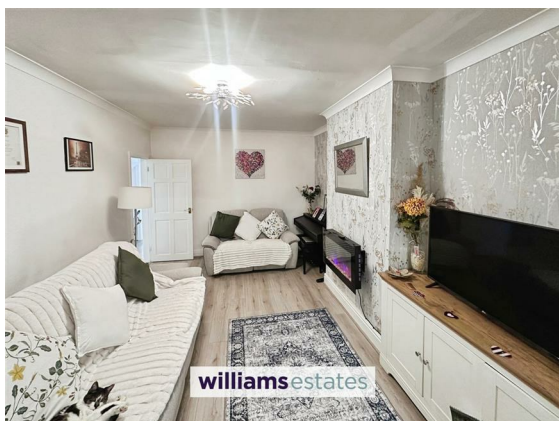
15'8" x 10'5" (4.78 x 3.18 )

Having power and lighting, radiator and double glazed bay window overlooking the front elevation.

### Bedroom Four

9'6" x 9'5" (2.90 x 2.87)

Having power and lighting, radiator and double glazed bay window overlooking the front elevation.



### Lounge

15'4" x 10'11" (4.67 x 3.33)

Having power and lighting, radiator, TV point, wall mounted modern electric fire, laminate flooring and double French doors leading into the sun room/dining room.

### Dining Area

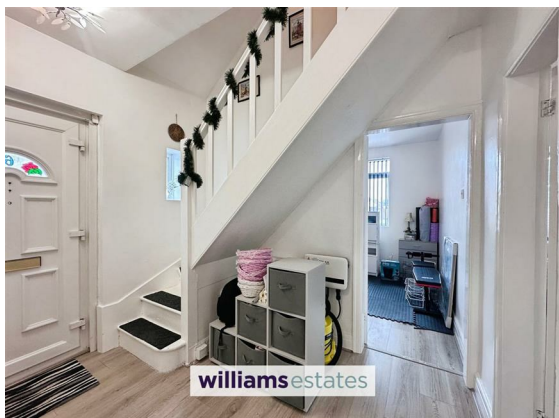
19'4" x 6'4" (5.89 x 1.93)

Having power and lighting, radiator, laminate flooring, double glazed windows surrounding and opening leading to the kitchen.

### Kitchen

16'9" x 11'10" (5.11 x 3.61 )

Fitted with a range of grey wall, drawer and base units with worktop surfaces over, built in electric oven with hob and stainless steel extractor fan over, stainless steel sink and drainer with , mixer tap over, voids for washing machine, tumble dryer and fridge freezer, laminate flooring, radiator, two double glazed windows overlooking the side elevation and double glazed door allowing access to the rear garden and door leading into the cloakroom.



### Cloakroom

Fitted with a low flush WC, wall mounted hand wash basin and wall mounted central heating boiler which was installed in February 2021.

### Bathroom

A beautifully presented bathroom consisting of a free standing bath with mixer tap, low flush WC, wall mounted vanity wash hand basin, shower enclosure, heated towel rail, tiled walls, tiled flooring and obscure double glazed window to the side elevation.

### Stairs Off To The First Floor Landing

A turned staircase having, lighting and doors off.

### Bedroom One

17'0" x 14'9" (5.18 x 4.50)

Having power and lighting, radiator and double glazed window overlooking the front elevation.

### Bedroom Two

15'10" x 10'7" (4.83 x 3.23)

Having power and lighting, radiator and double glazed bay window overlooking the rear elevation.

### Outside

The property is approached via a gravelled driveway providing off street parking for several vehicles. A timber gate provides access to the enclosed rear garden being paved for ease of maintenance and being bound by fencing.

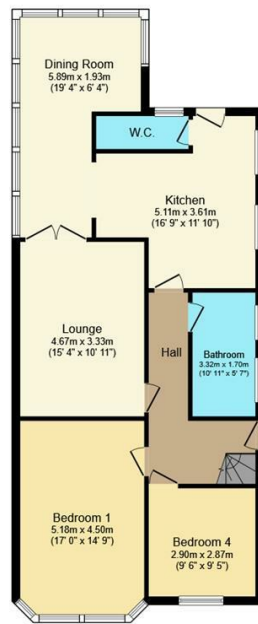
### Directions

Proceed from the Prestatyn office to the mini roundabout turning right onto Ffordd Pendyfryn continue along over the bridge to the traffic lights. Turn left onto Victoria Road and continue along past the Ffrith Festival Gardens onto Victoria Road West. Continue along Victoria Road West and Turn right onto Clive Avenue to the bottom and turn right onto Green Lane and onto Deric Close the property can be found on the right hand side.

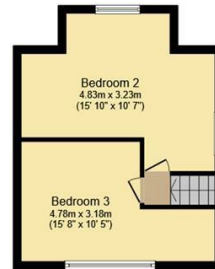
### Additional Notes

The property benefits from solar panels.





**Ground Floor**  
Floor area 90.7 sq.m. (977 sq.ft.)



**First Floor**  
Floor area 31.7 sq.m. (341 sq.ft.)

Total floor area: 122.4 sq.m. (1,318 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](http://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>		
(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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