



**27 Alexandra Drive, Prestatyn,
Denbighshire, LL19 8BW**

£245,000



EPC - B88 Council Tax Band - D Tenure - Freehold

Alexandra Drive, Prestatyn

3 Bedrooms - Bungalow - Detached

A wonderfully spacious detached bungalow situated in a highly sought-after residential area of Prestatyn, offering convenient access to local amenities. The accommodation briefly comprises an entrance porch, a bright and airy living/dining room, a kitchen breakfast room, three well-proportioned bedrooms, good-sized conservatory, en-suite and a modern fitted shower room.

Outside, the property provides ample off-road parking, a garage, a garden room, and attractive gardens to both the front and rear. Offered for sale with NO ONWARD CHAIN, this is an excellent opportunity not to be missed.

Contact us today to arrange an early viewing to avoid disappointment.



Accommodation

Via a double glazed door leading into an entrance porch.

Porch

4'10" x 4'9" (1.48 x 1.47)

Having lighting, power point, radiator, store cupboard ideal for shoe storage, housing the central heating boiler and controls for the solar panels and door off leading into a grand open plan living dining room.

Living Dining Room

21'0" x 17'2" (6.41 x 5.24)

Having lighting, power points, radiators, fireplace with complementary surround and hearth double glazed window onto the front elevation enjoying views out towards the hillside and door off into the inner hall.

Inner Hallway

Having lighting, power points, loft access hatch and doors off.

Kitchen Breakfast Room

10'11" x 10'6" (3.34 x 3.21)

Comprising of wall, drawer and base units with worktop over, integrated double oven, four ring gas hob with extractor hood above, stainless steel sink and drainer with stainless steel mixer tap over, partially tiled walls, space for dining, lighting, power points, radiator, space for free standing fridge freezer, void for washing machine, double glazed window onto the side elevation and double glazed obscure door giving access to the side elevation.

Shower Room

7'1" x 6'9" (2.16 x 2.08)

Newly fitted suite comprising of a low flush W.C., vanity hand wash basin with stainless mixer tap over, walk in shower enclosure with wall mounted shower head, inset spot lighting, extractor fan, wall mounted heated towel rail, fully tiled walls and a double glazed obscure window onto the side elevation.

Bedroom Three

9'10" x 7'0" (3.02 x 2.15)

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



Bedroom One

13'5" x 8'9" to the fitted wardrobes (4.09m x 2.67m to the fitted wardrobes)

Having lighting, power points, fitted wardrobes, double glazed sliding patio doors giving access onto the rear garden.



En-Suite

7'0" x 3'10" (2.15 x 1.19)

Fitted with a low flush W.C., vanity hand wash basin with stainless steel mixer tap over, walk in shower enclosure with wall mounted shower head, built in store cupboard, lighting, extractor fan, fully tiled walls, wall mounted heated towel rail and a double glazed obscure window onto the side elevation.

Bedroom Two

12'10" x 9'10" (3.93 x 3.02)

Currently being used as a second sitting room having lighting, power points, radiator and double glazed sliding door allowing access onto the rear elevation.



Conservatory

12'2" x 8'11" (3.73 x 2.73)

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

Outside

The property is approached via a resin driveway offering ample off-road parking. The front garden is artificial grass for ease of low maintenance and complemented by a variety of mature plants and shrubs. The enclosed rear garden has been landscaped, featuring decorative borders and a patio area ideal for outdoor dining, enjoying a pleasant, sunny aspect. There is also access to the garage via a personal side door



Garage

25'6" x 8'2" (7.79 x 2.50)

Having an up and over door, lighting, power points, single glazed timber window onto the side with a timber personal door to the side allowing access onto the rear garden and door off into the garden room.

Garden/Hobby Room

9'6" x 8'0" (2.90 x 2.46)

Having lighting and timber glazed window onto the side elevation.



Directions

From the Prestatyn Office turn right at the mini roundabout by Aldi, then left onto Fforddisa, continue along passing the One Stop shop then take the second right onto Alexandra Drive and the property can be found on the left hand side.

Agent Notes

Please be aware, this property is currently going through probate.

This property is equipped with owned solar panels (not leased)



Floor Plan
Floor area 108.5 sq.m. (1,168 sq.ft.)

Garage
Floor area 27.0 sq.m. (290 sq.ft.)

Total floor area: 135.4 sq.m. (1,458 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)	A		
(81-91)	B	88	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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